





Calcott Hall, Domgay Road, Four Crosses, Llanymynech, SY22 6SJ
Offers In Excess Of £475,000

FULL PLANNING CONSENT and LISTED BUILDING CONSENT RECENTLY GRANTED to renovate the Calcott Hall and convert the traditional barns to up to 7 dwellings. A Grade II listed Georgian Country Hall with traditional brick barns in grounds extending to 8.92 acres (3.61 ha).



A Grade II listed Georgian country hall with traditional u-shaped brick barns set in surrounding countryside. The property extends to 8.92 acres (3.61 ha). The property is currently within the planning process to renovate the Hall and convert the traditional barns to up to 7 residential units. The hall is in need of complete renovation and offers tremendous potential for a purchaser to restore it to its former grandeur.

Agent's note: The photographs were taken in April 2020.

SITUATION

Calcott Hall is situated near to the Welsh and English border, within convenient distance of the village of Four Crosses where there is a primary school and medical centre and Llandrinio with post office, convenience store and garage.

The property is within convenient distance of the following market towns with excellent public transport links, both with independent and state schools and modern day amenities.

History

Calcott Hall is a Grade II listed property believed to have been built circa. 1725. The property has been identified to have been built over four main phases which includes the original Georgian Hall, a later C.18th lean-to extension to the east elevation, the addition of the octagonal lantern and ogee pediment to the west elevation in circa. 1800 and a number of various C.19th additions, extensions and modification mainly to the east elevation.

Calcott Hall is linked to the north west by the U-shaped configuration of traditional brick agricultural buildings that were built in 1858. These superseded an earlier layout that were previously positioned further to the north.

Calcott Hall is recognised as having a national significance and high heritage value, being a rare example of an early Georgian Country House in Montgomeryshire.

DESCRIPTION

Calcott Hall is a Grade II listed property with a U-shaped range of traditional brick barns to the north within a courtyard setting. The hall requires complete renovation providing a unique project for someone looking to restore this type of property to its former grandeur.

The property commands outstanding views over the surrounding Montgomeryshire and Shropshire countryside. The property is enclosed to the south east by lawned gardens with mature trees and part brick boundary wall. The property is accessed via a concrete track from the council maintained highway.

The Hall is constructed of brick walls under a pitched slate roof with brick chimney stacks. The property is set over four storeys with a basement beneath most of the footprint and attic accommodation within the roof space. There are original features throughout including the

centrally located dog-legged staircase, sash windows and original sawn timbers.

The barns are located within a U-shaped configuration and are linked to Calcott Hall at one end. The barns are constructed of brick walls under a pitched slate roof. The barns are set over single and two storeys and still have original features which include arched doorways and windows, stable doors and grain store.

The buildings listed building consent and planning consent for conversion to up to 7 residential units along with renovation of Calcott Hall, and alterations to the existing vehicular access.

Planning ref: 20/0231/LBC and 20/0230/FUL

SERVICES

Mains electricity, mains water and private drainage

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE

Freehold with Vacant Possession

LOCAL AUTHORITY

Powys County Council

Planning ref: 20/0231/LBC and 20/0230/FUL

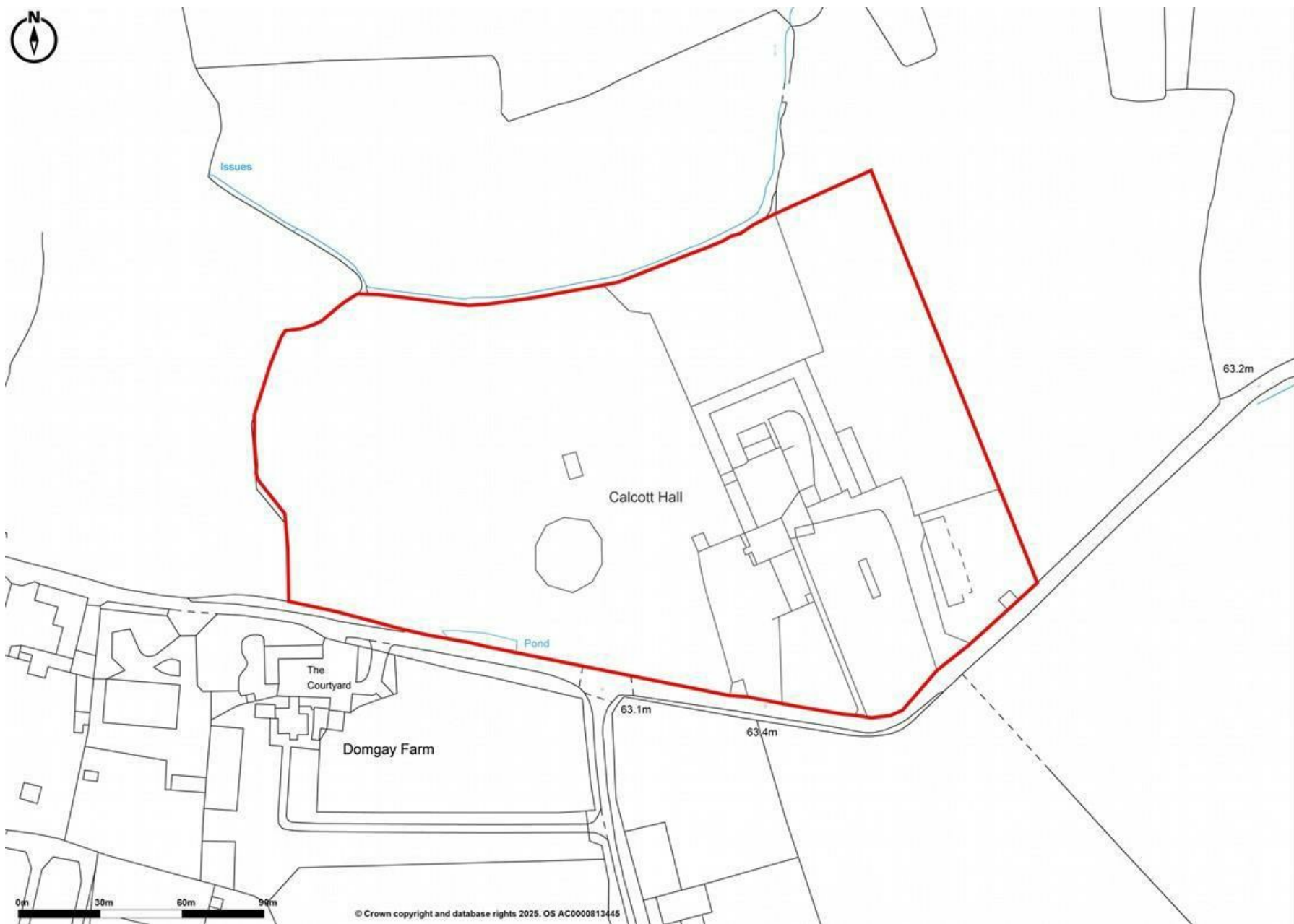
WAYLEAVE, EASEMENTS AND RIGHTS OF WAY

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, drainage, water and electricity supplies and any other rights and obligations, easements and proposed wayleaves for masts, pylons, stays, cables, drains and water, gas and other pipes, whether referred to in the Sale details or not.

PLANS, AREAS AND SCHEDULES

Plans are for identification and reference purposes only. The purchaser(s) shall be deemed to have satisfied themselves of the description of the property. Any error or mis-statement shall not annul a sale or entitle any party to compensation.

Floor Plan
(not to scale - for identification purposes only)



General Services:

Local Authority: Powys County Council

Council Tax Band:

EPC Rating:

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Welshpool proceed north on the A483 towards Oswestry. Stay on this road and after approximately 7.5 miles, at Four Crosses roundabout take the third exit onto the B4393. Proceed on this road and take the left turn at the junction and then the immediate right turning.

Proceed on Domgay Road for approximately 1.5 miles and Calcott Hall will be located on your left. What3words:

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Welshpool Office:

1 Berriew Street, Welshpool, Powys, SY21 7SQ
welshpool@rogerparry.net

01938 554499



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.