Leaton Grange, Leaton, Telford, Shropshire, TF6 5HA

Guide price £775,000

FOR SALE

A fine Grade II Listed detached country house with lawned gardens and grounds and traditional outbuildings having scope for equestrian use in a convenient rural location.

In all about 3.5 acres (option to purchase additional land - est. 8.38 acres)

Property to sell?
We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Mortgage/financial advice.
We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor?
We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

FOR SALE
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Guide price £775,000
Leaton Grange is believed to date back to the 14th century, originally to a timber framed house with dominant cross beamed ceiling and a wide bay window with shutters and a box seat outlooking the front gardens. The kitchen breakfast room enjoys a lovely open plan design with a traditional Colonial Training Home for Girls, when destitute girls were preparing for domestic service in the colonies.

HISTORY
Leaton Grange offers prospective purchasers an exellent opportunity to acquire a handsome, Grade II Listed country family home with versatile accommodation, adaptable traditional outbuildings, extensive gardens and grounds, together with the option of purchasing additional adjoining grazing land, which latterly will no double be of keen interest to equestrian enthusiasts.

The accommodation on the ground floor is centred around a large reception hall with oak flooring, a period fireplace and an imposing staircase with pine decoration wood work. Three ornately ornamented rooms lead off, all of which enjoy fireplace, the dining room is an elegant space with full length sash windows including shutters and an elaborate cornice ceiling. The sitting room affords similar features, whilst having French doors to the garden. The drawing room includes a dumb cross beam ceiling and a wide big bay window with shutters and a box seat looking outwards to the front gardens. The kitchen breakfast room enjoys a lovely open plan design with a traditional Colonial Training Home for Girls, when destitute girls were preparing for domestic service in the colonies.

THE PROPERTY
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The diverse architecture to the house offers both charm and character with bold Georgian features. The diverse architecture to the house offers both charm and character with bold Georgian features. The history and architecture of the house reflect the English Heritage character. The history and architecture of the house reflect the English Heritage character.

SITUATION
Leaton Grange is situated in a rural setting, within the hamlet of Leaton. The property adjoins with some extensive views to the north and west. The location also has the advantage of being within easy access of the motorway network, particularly the M54 which links east to the M6 and the west midlands conurbation. Commuters also have easy access to local areas of commerce including Shrewsbury, Telford and Wellington, with a road network linking further afield to the Potteries and Manchester. Locally there are a good selection of private and public schools and excellent shopping at either Shrewsbury or Telford. The rail network provides a station nearby at Wellington with trains to Birmingham and London Euston.

Regional airports include Birmingham, East Midlands and Manchester. The regional airports include Birmingham, East Midlands and Manchester.

OUTSIDE
Approached through double wrought iron gates with a gravelled driveway, which sweeps across the front of the house with a twin entrance. The main formal gardens provide established lawns to both the front and rear, incorporating shrubs and flowering shrubs. The rear garden falls away to a dry stone wall with spilt level areas, also incorporating an ornamental pond and an area of both the front and rear, incorporating shrubs and flowering shrubs. The rear garden falls away to a dry stone wall with split level areas, also incorporating an ornamental pond and an area of

Additional land is available and includes a parcel of uses including stables, workshops, storage or additional office accommodation - subject to any necessary planning consents.

THE OUTBUILDINGS
There are various domestic outbuildings adjacent to the house including a BRICK WOOD STORE, old GARDEN WC, BRICK GARDEN STORE, WORKSHOP and THE OLD LAUNDERY with a brick capper. Most of these buildings are self contained with an external staircase and of interest for those seeking accommodation for a dependant relative or staff. This area provides a living room, bedroom, kitchenette and bathroom. The annexe could alternatively be used in conjunction with the main bedroom accommodation.

The OFFICE also has a rear kitchenette with sink unit and a separate wash room which includes a WC. The buildings could be adapted for a number of uses including stables, workshops, storage or additional office accommodation - subject to any necessary planning consents.

THE WHOLE EXTENDS TO ABOUT 3.27 ACRES.

OPTIONAL LAND
Additional land is available and includes a parcel of pasture land immediately adjacent to the rear and has vehicular access from the side council laneway EXTENDING TO ABOUT 3.27 ACRES IN ALL. The land is available separately. GUIDE PRICE £100,000.