

BETTON HOUSE



BETTON • MARKET DRAYTON • SHROPSHIRE



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SHROPSHIRE • TF9 4AD

*Market Drayton: 2 miles • M6 (J15): 12.6 miles • Stoke-on-Trent: 15 miles • Nantwich: 14 miles • Crewe: 18 miles • Stafford: 23 miles
(All mileages are approximate)*

AN EXCEPTIONAL GEORGIAN HOUSE WITH COTTAGE AND LAND

Reception hall • Drawing room • Dining room • Sitting room • Kitchen • Breakfast room • Utility • Cellars
Pantry • WC

Master bedroom with en suite bathroom and dressing room • 5 further bedrooms • Nursery • 2 further bathrooms

Guest/staff suite with sitting room, bedroom and bathroom

Brick built courtyard comprising: 3 cottages • Stables • Coach house/garaging • Log store

Further outbuildings including: Separate stable block • Brick built shed

Mature landscaped gardens • Organic pastureland

About 71 acres in total



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Your attention is drawn to the Important
Notice on the last page of the text.

SITUATION

Betton House sits back from a quiet lane in the rural hamlet of Betton, north of Market Drayton. Surrounded by lawns, formal gardens and mature trees, the setting is perfect for a house of the calibre of Betton House.

Nearby Norton-in-Hales, which is just over a mile away, offers a good community feel along with ample amenities for a village this size including church, public house, primary school and leisure activities including tennis, cricket and a bowls club.

The house is well placed for the market town of Market Drayton, and the larger centres of Shrewsbury, Stafford, Newcastle, Nantwich and Crewe with their wide range of shopping and entertainment amenities.

Good schools are also in both the state and private sectors including Yarlet and Edenhurst Preparatory schools, Newcastle Grammar, Shrewsbury School and High School, Stafford and Newport Grammars.

Leisure pursuits are also excellent including a top class golf course at Hawkstone Park as well as Market Drayton Golf Course. There is also the North Staffordshire Hunt as well as numerous opportunities in the region for walking, fishing and cycling.

There are direct rail services from Crewe, Stoke-on-Trent and Stafford, taking you to London Euston. The house is also within easy commuting distance of many Midland business centres via the M6 corridor. International airports include Manchester, East Midlands and Birmingham.





HISTORY

Betton House is Grade II Listed. According to the listing it was built in the mid to late 18th Century, however the site predates this as the foundations of a Tudor farmhouse were discovered in the grounds near to the house.

The distinctive bow windows and the second floor were added in the 1780's, most likely at the same time the stables and grooms accommodation was added for the Duke of Sutherland who used Betton House as one of his 'Hunting boxes'.

The house played its part during the second world war, offering aid to evacuated children and there is also mention of soldiers billeting at Betton House.

The hamlet of Betton dates back to certainly the late 16th century. It is understood that it was in the ownership of the Church family of Nantwich, and their descendents from the early 1600's right through to the 20th century.

In the late 1800's the house was owned by the Edwards-Heathcote family; Katherine Maud Edwards-Heathcote being the mother of Sir Oswald Moseley, who is believed to have spent time at Betton House, if not lived there for a period during his childhood.



DESCRIPTION

Betton House has an exceptionally handsome Georgian facade which is characterised by its proportion and balance, the prominent three storey bays, the mellow red brick and generous sash windows.

It is a fine country house, neither too large nor too small, in an idyllic setting surrounded by its own land. It is set back from the lane and approached via an in and out drive which frames a large lawn and several specimen shrubs and mature trees. A cobbled courtyard to the north of the house is flanked by a range of outbuildings providing stabling, garaging and storage and part has been converted into three cottages, which are current let on short term arrangements. The delightful gardens are well maintained and include a fine part walled kitchen garden.

Internally the accommodation has been sympathetically maintained and offers the delightful well balanced rooms that one would expect from a house of this period and quality. It is arranged as follows.





ACCOMMODATION

A central panelled front door, framed by a door case with three quarter columns and below a wreathed radial fanlight, leads into an impressive reception hall with a part flag stone and part oak floor, classical columns, a fireplace with a Clearview wood burner and sash windows through which there are lovely views over the gardens. The dining room is an impressive room with stripped wooden shutters, cornicing, a fireplace and pine floorboards. The drawing room, set further down the hall, is a beautifully proportioned and comfortable room, again with a fireplace and the same high ceilings. The breakfast room is a later addition to the house and doubles as a garden room with French doors opening onto a terrace. It is a single storey structure with an interesting and attractive half conical roof.

The kitchen is a large room with exposed beams and large oil fired Aga. A passage way from the left of the kitchen leads through to a large utility room, WC and log store. Another door from the left of the kitchen leads into a pantry. The wine cellars and a further WC are also accessed from the main hall.

Moving up to the first floor, the oak continues with the landing floor, from which the principal bedrooms lead. The master bedroom, as well as the bow window, solid oak floor and open fireplace, has a wonderfully fitted en suite bathroom with rolltop bath, and a dressing room which is also accessed from the landing. The two other bedrooms on this floor both have bow windows and open fires, with the second bedroom having access to a bathroom and WC, which has a further entrance from the half landing.

A corridor from which stairs lead to the second floor, leads through to a suite of rooms comprising sitting room, bedroom and bathroom. This has separate access from a rear staircase next to the kitchen and could be utilised in a variety of ways, whether for guests, staff or extended family.

The second floor accommodation comprises three further large and light bedrooms, all with bow windows and open fireplaces, two of which join together via a nursery. There is also a bathroom and storage room.





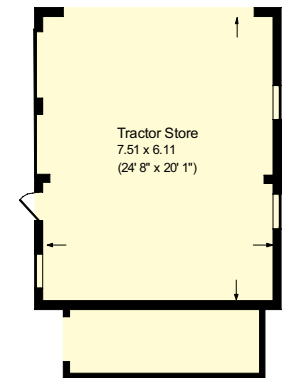


GROUND FLOOR

CELLAR



GROUND FLOOR



TRACTOR STORE

Grooms Cottage



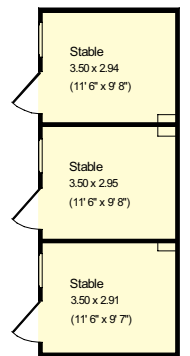
FIRST FLOOR

SECOND FLOOR



FIRST FLOOR

Betton Cottage



TIMBER STABLES

Approximate Gross Internal Floor Area:

House: 554 sq m (5,965 sq ft)

(Excluding Cellar)

Cellar: 60.5 sq m (650 sq ft)

Outbuildings: 367 sq m (3,945 sq ft)

2 Bay Barn (not shown): 56 sq m (580 sq ft)

Betton Cottage: 97 sq m (1,040 sq ft)

Grooms Cottage: 65 sq m (695 sq ft)

Bothy Cottage: 52 sq m (555 sq ft)

For identification purposes only, not to scale.





COTTAGES

The courtyard to the north of Betton House contains three well presented cottages, all currently let out on ASTs and providing a small income, currently let on Assured Shorthold Tenancies. Details are available from the selling agents.

Betton Cottage features a striking sitting room which is open up to the beams, a recently fitted kitchen, three bedrooms and bathroom.

Grooms Cottage sitting room, recently fitted kitchen with Clearview wood burning stove and two bedrooms.

The Bothy has sitting room, kitchen, bathroom and bedroom.

OUTBUILDINGS

The courtyard to the north of Betton House comprises a range of well kept, brick built outbuildings which include the cottages, stables, log store, garaging and storage.

To the side of these access leads to the rear where there is a further brick built shed and a separate stable block.

Further outbuildings include, a York boarded cattle/storage shed (20 ft x 30 ft) which is well hidden from the house.



GARDENS & GROUNDS

Betton House is fronted by a sweeping gravel drive which has two accesses onto the lane, with lawned gardens and impressive trees, along with mature shrubs and beds.

Formal gardens surround the house to the south and west, divided into rooms starting with a formal hedged garden with stunning mature beds and a terrace off the breakfast room. From here you move through to a former pool which is both partially walled and hedged. Directly to the rear of the house is an impressive walled kitchen garden, with beds divided by box hedging and gravelled pathways and behind this is further vegetable beds and a small orchard.

LAND

The majority of the land with Betton House is to the east and west, with a further parcel of land to the north east. The versatile, gently undulating land is mainly pasture suitable for grazing horses and other livestock, and which currently possesses organic status. In all the gardens and land extends to about 71 acres. About 15 acres of pasture is currently occupied under an Agricultural Holdings Act Tenancy, further details are available from the selling agents.









DIRECTIONS

From Market Drayton from the A53/A529 roundabout head east on the A53 towards Newcastle-under-Lyme and take the first exit left sign posted for Betton. Continue along this road for about a mile before turning right at the 'T' junction. Betton House can be found on the left hand side about 400m down the road. Please use the second gateway.

From the M6 (J15) exit the motorway and at the roundabout take the third exit signed posted for Eccleshall/ Shrewsbury. At the traffic lights turn right signposted Market Drayton/Shrewsbury and continue on the A5182 for about two miles before turning left at the roundabout onto the A53. After about 3.7 miles join the A51 very briefly before turning left back on to the A53. Continue along this road, through the village of Loggerheads and after the first Market Drayton town sign, turn right signposted Betton. Continue along this road for about a mile before turning right at the 'T' junction. Betton House can be found on the left hand side about 400m down the road. Please use the second gateway.

SERVICES

Mains electricity is connected. Private drainage. Oil fired central heating to Betton House and The Bothy. Electric storage heating in Betton Cottage and Grooms Cottage.



TENURE

Freehold with vacant possession on completion.

LOCAL AUTHORITY

Shropshire Council (0345 678 9000)

COUNCIL TAX

Betton House: Band G

Bothy Cottage, Grooms Cottage & Betton Cottage: All Band A

METHOD OF SALE

The property is to be offered for sale by private treaty.

FIXTURES AND FITTINGS

All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned within these sales particulars.

WAYLEAVES, EASEMENTS AND RIGHTS OF WAY

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

VIEWING

Strictly by appointment with Savills.

IMPORTANT NOTICE

Savills and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Brochure prepared: May 2012

Photos taken: March 2012

Energy Performance Certificate

Betton House, Betton, MARKET DRAYTON, TF9 4AD

Dwelling type: Detached house
 Date of assessment: 10 May 2012
 Date of certificate: 10 May 2012

Reference number: 8462-6925-5110-7290-8986
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 965 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £20,493

Over 3 years you could save: £8,349

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£789 over 3 years	£423 over 3 years	You could save £8,349 over 3 years
Heating	£18,125 over 3 years	£11,157 over 3 years	
Hot Water	£570 over 3 years	£573 over 3 years	
Totals	£20,483	£12,153	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,550 - £14,000	£4,959	Yes
2 Floor insulation	£800 - £1,200	£307	Yes
3 Draught proofing	£80 - £120	£373	Yes

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you should take today to save money, visit www.direct.gov.uk/energy or call 0300 123 1234 (landline cost only). When the Green Deal measures, it also allows you to make your home warmer and cheaper to run at its up-front cost.

Energy Performance Certificate

Betton Cottage, Betton House, MARKET DRAYTON, TF9 4AD

Dwelling type: Top-floor flat
 Date of assessment: 03 February 2010
 Date of certificate: 03 February 2010

Reference number: 8462-6925-5110-1227-8908
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 94 m²

The home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Environmental Impact (CO₂) Rating

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	887 kWh/m ² per year	826 kWh/m ² per year
Carbon dioxide emissions	11 tonnes per year	10 tonnes per year
Lighting	£300 per year	£30 per year
Heating	£1,410 per year	£1,236 per year
Hot water	£273 per year	£148 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended top when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Energy Performance Certificate

Betty Cottage, Betton, MARKET DRAYTON, TF9 4AD

Dwelling type: Top-floor flat
 Date of assessment: 12 October 2009
 Date of certificate: 12 October 2009

Reference number: 8761-2982-6309-0081-8645
 Total floor area: 57 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Environmental Impact (CO₂) Rating

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	284 kWh/m ² per year	262 kWh/m ² per year
Carbon dioxide emissions	9.8 tonnes per year	4.2 tonnes per year
Lighting	£32 per year	£23 per year
Heating	£1,110 per year	£938 per year
Hot water	£270 per year	£126 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water in this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended top when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about other available services to make your home more energy efficient, call 0800 811 812 or visit www.energy-saving-trust.org.uk/home

Energy Performance Certificate

Grooms Cottage Betton House, Betton, MARKET DRAYTON, TF9 4AD

Dwelling type: Ground-floor flat
 Date of assessment: 11 November 2010
 Date of certificate: 12 November 2010

Reference number: 8240-6825-6229-6169-2992
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 70 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating

Environmental Impact (CO₂) Rating

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	997 kWh/m ² per year	927 kWh/m ² per year
Carbon dioxide emissions	13 tonnes per year	9.8 tonnes per year
Lighting	£85 per year	£31 per year
Heating	£1177 per year	£708 per year
Hot water	£148 per year	£148 per year

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To see how this home can achieve its potential rating please see the recommended measures.

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KEY

- TITLE PLAN SL143036 - R. M. WALKDEN
- TITLE PLAN SL158162 - R. M. WALKDEN & S. R. WALKDEN
- TITLE PLAN SL171244 - A. DAVIS
- TITLE PLAN SL171245 - A. DAVIS
- TITLE PLAN SL171246 - A. DAVIS
- TITLE PLAN SL184170 - A. DAVIS
- UNREGISTERED

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NOT TO SCALE

