

## ELEGANT RECTORY IN MATURE GARDENS EXTENDING TO OVER AN ACRE

THE OLD RECTORY OF ST JAMES, STIRCHLEY VILLAGE, SHROPSHIRE, TF3 1DY

Freehold



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#### Freehold

3 reception rooms ♦ kitchen/breakfast room ♦ 7 bedrooms  
(4 ensuite) ♦ 2 family bathrooms ♦ utility room, cloakroom &  
cellar ♦ studio, double garage and store ♦ All set in just over  
1 acre ♦ EPC rating = F

#### Situation

The Old Rectory of St James, is located in Stirchley Village, 2 miles south of the town centre of Telford with a wide range of recreational and shopping facilities, including access to the M54 motorway and the town's central railway station. Less than 100 yards away is access to Telford Town Park, a 450 acre site boasting nature trails, sites of scientific interest, sports pitches and beautiful gardens. The Ironbridge Gorge, a World Heritage site and scenic tourist destination known as "The Birthplace of Industry" is home to the first iron bridge in the world. The county town of Shrewsbury is under 17 miles away.

There are schools in the area including the well respected Coalbrookdale Infant and Junior School, Thomas Telford Academy, Abraham Darby Academy and William Brookes School in the nearby town of Much Wenlock. Within the private sector, Wrekin College, Shrewsbury School and High School and a variety of preparatory schools are all within easy daily travelling distance.

#### Description

The Old Rectory is believed to date back to 18th century and is adjacent to the redundant church of St James which has Norman origins. Situated on a small lane just off Stirchley Road, The Old Rectory is beautifully well appointed having been sympathetically refurbished by the current owners to a very high standard, using modern fixtures and fittings, whilst complementing original and character features.

The accommodation is arranged predominantly over three levels and has a useful storage cellar. The Old Rectory offers practical accommodation for modern day living but retains the elegance of well proportioned rooms for entertaining, with many rooms featuring large sash windows providing lots of light. The entrance hall has Victorian floor tiles and is a fabulous introduction to the property, with the three principal reception rooms sitting on either side: the drawing room features solid wood parquet flooring, decorative coving and a marble fireplace with a multi fuel stove; the sitting room, also having a marble fireplace with special Jackfield "Poppy" tiles and a double aspect. Finally, the family/dining room with feature beams, a multi fuel burner one end



and a large brick fireplace with an open fire at the other. A downstairs bedroom with an ensuite wetroom has its own separate access from outside and could offer the opportunity for multi generational living or a separate office. The breakfast kitchen is a good size and features a Rayburn with patio doors leading to a private outside seating area. A utility and downstairs cloakroom complete the ground floor accommodation.

The first floor provides three generously proportioned bedrooms with ensuite bathrooms/shower rooms, two further bedrooms, two family bathrooms and an office. A further bedroom and useful storage area are available on the second floor. The Old Rectory is currently a quality Guest House. In order to offer greater flexibility for prospective purchasers, our clients have made a planning application for change of use to a private residence. This will provide a time frame of 3 years for current or future owners to decide whether to continue the business or have it as a well appointed family home.

The enclosed gardens extend to just over an acre and are undoubtedly a wonderful feature of The Old Rectory benefitting from an abundance of mature shrubs and trees. There is also a very productive kitchen garden, an orchard and an area for chickens. The property is accessed via a gravel driveway and provides parking for several vehicles. A double garage with workshop and a timber studio are found to the side of the property.

All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned within these sales particulars. Viewing is strictly by appointment with Savills.

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.

Any areas, measurements or distances are approximate.

Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

#### Directions

From The International Centre, at Telford take the exit signed Randlay onto Stirchley Avenue taking the second exit at the mini roundabout onto Randlay Avenue. At the next mini roundabout take the second exit onto Grange Avenue. Take the first road on your right, Stirchley Road and continue for approximately 0.3 mile until the first turning on the left signed St James Church and the property can be found on the left hand side.

#### Tenure:

Freehold

#### Local Authority:

Telford and Wrekin Council (01952 383838) Band B plus Business rates (currently 100% relief) or Band G if changed to Residential only

#### Viewing:

Strictly by appointment with Savills



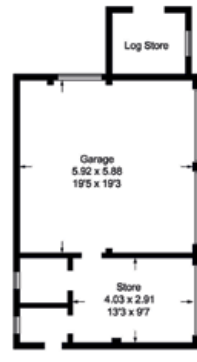


## The Old Rectory of St James

Gross Internal Area (approx)  
 House = 434 sq m / 4671 sq ft  
 Cellar = 15.1 sq m / 162 sq ft  
 Garage = 58.5 sq m / 630 sq ft  
 Studio = 25.6 sq m / 275 sq ft  
 For identification only. Not to scale.  
 Plan by Cloudbase Photography



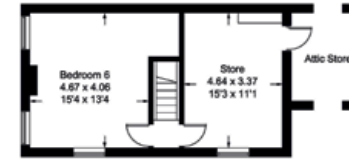
Cellar



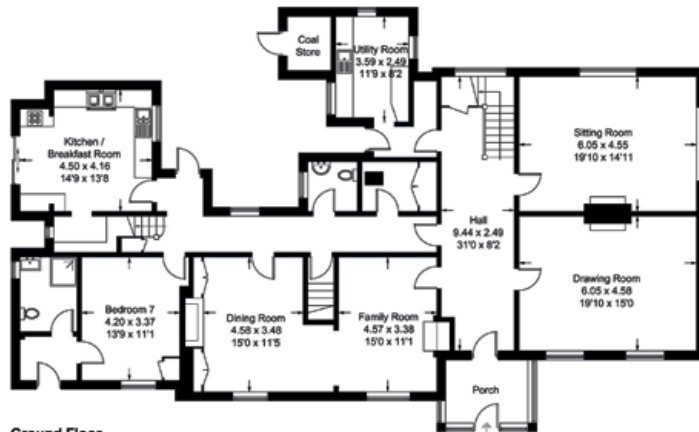
(Not Shown in Actual Location / Orientation)  
 Garage



(Not Shown in Actual Location / Orientation)  
 Studio



Second Floor



Ground Floor



First Floor

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