

# LOYNTON HALL

NR NEWPORT, STAFFORDSHIRE/SHROPSHIRE BORDER







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Newport 4.5 miles • Eccleshall 5.5 miles • Stafford 9 miles • Shrewsbury 28 miles

M6 (Junction 14) 9 miles • (All distances are approximate)

*An immaculately presented Georgian country house  
with well proportioned rooms set in a delightful parkland  
setting extending to just over twelve acres*

## Accommodation and amenities

Entrance Hall • Drawing Room • Sitting Room • Conservatory • Kitchen

Breakfast Room • Utility • Cloakroom • Snooker Room

Master Bedroom with En-Suite Bathroom • 2 Bedrooms with En Suite Shower Rooms • 3 Further Bedrooms Family

Bathroom • Cellars • Self contained One Bedroom Annexe

## Outside

Garaging • Outbuildings • Parkland

About 12.8 acres (5.2 ha)

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**Balfours**  
property professionals



## Situation

Loynton Hall is situated close to the small rural hamlet of Loynton within the parish of Norbury which is noted for its beautiful nature reserve through which runs the Shropshire Union Canal. The nearby market town of Newport offers an excellent range of individual shops and excellent schools. A further range of shops and amenities can be found in the pretty town of Eccleshall.

Loynton Hall offers easy access to the motorway network with the M6 (Junction 14) 9 miles. There is a main line rail service to London from Stafford Station (9 miles). Regional Airports are available at Birmingham and Manchester.

## Loynton Hall

Loynton Hall is believed to have been built around 1671 by the Higgin Burne family and remained in their ownership until 1942. During this time the house evolved with later 18<sup>th</sup> Century Georgian additions. The current vendors have copies of two diaries in which life at Loynton Hall was chronicled over the 18<sup>th</sup> and 19<sup>th</sup> Centuries which will be passed to the new purchaser together with two large portraits situated in the drawing room.



Loynton Hall has excellent proportioned rooms giving it a light and airy feel and it is immaculately presented throughout. The property retains many period features including intricate plaster work, impressive fireplaces and sash windows, many with their original shutters.

From the entrance hall, doors lead through to the drawing room and dining room, each having sash windows, high ceilings and impressive fireplaces. The dining room leads into the conservatory which has French doors to the side terrace and rear garden. Steps lead up from the central hall to an attractive half landing where there is a snooker room with an Adam style fireplace. The kitchen, fitted in a traditional style, has a four door electric Aga and an archway leading through to the breakfast room. A utility room and cloakroom lead off the back hall where there is also access to the extensive cellars and the self contained annexe.

The mahogany staircase leads up to a divided landing where there is a master bedroom with en suite bathroom, two bedrooms with en suite shower rooms, three further bedrooms and a family bathroom.

### Self Contained Annexe

Accessed directly from the main house or by a separate entrance, the accommodation consists of a fitted kitchen, sitting room, bedroom and a shower room. This does have potential to be incorporated back into main house if required.



## Outside

Approached through a stone pillared gateway up a long sweeping drive through its parkland to a gravel turning and parking area in front of the property. The gardens are predominantly to the front of the house with formal gravelled gardens to the side. To the rear is an original coach house and stables, now providing ample garaging, garden stores and workshop space. The gardens and grounds extend to about 12.8 acres

## General

**Services:** Mains Electricity and Water. Private Drainage.

**Council Tax:** Band H

**Postcode:** ST20 0QA

**EPC :** Loynton Hall - F. Loynton Annexe - F

**Local Authority:** Stafford Borough Council: 01785 619 000

**Fixtures and fittings:** Only those items known as fixtures will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation

**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.

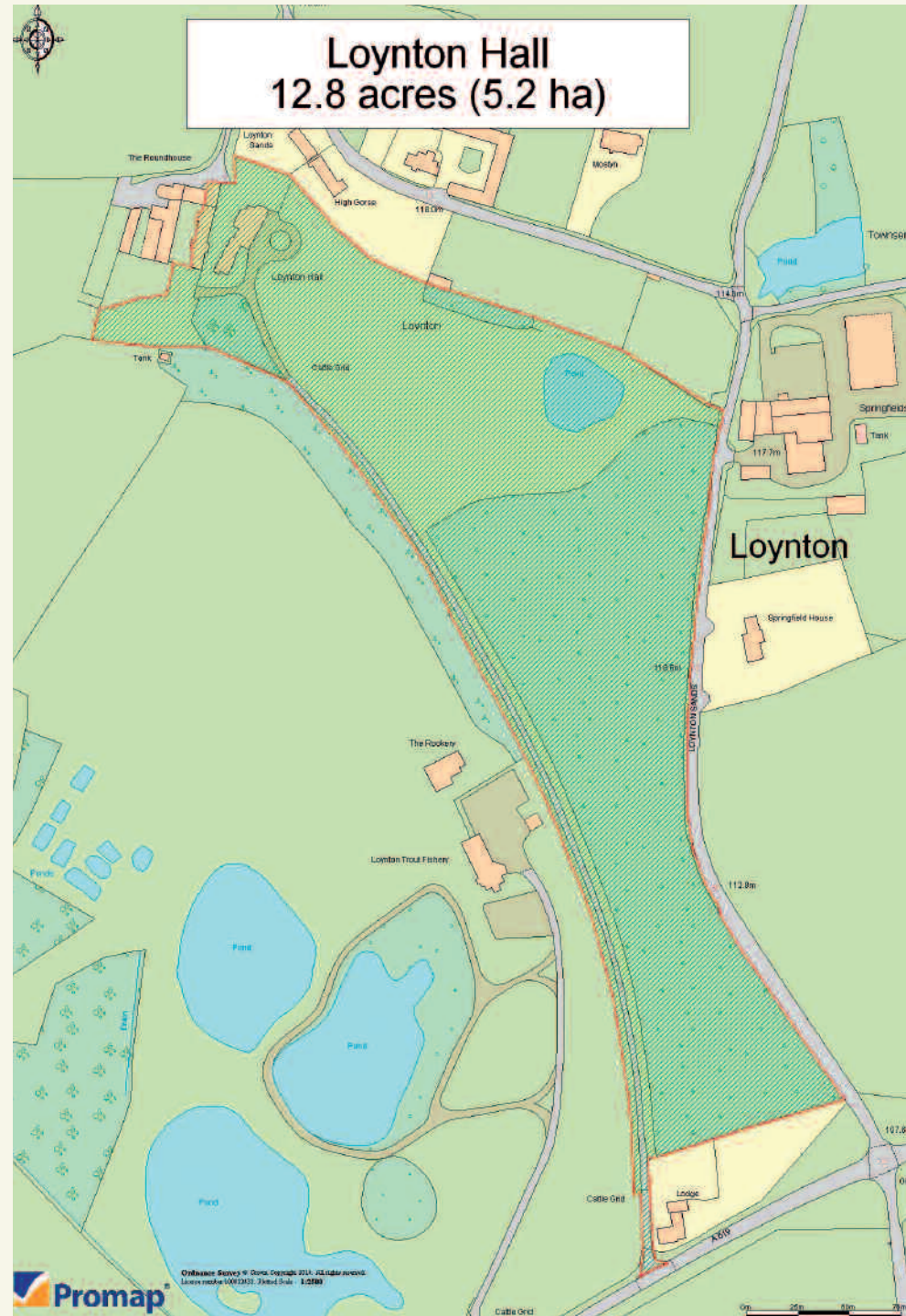
## Directions

From the M54 Motorway take the A41 North. On reaching Newport continue straight at the first and second roundabouts and at the third take the third exit signed to Eccleshall. Continue for 2.9 miles passing through Forton and Sutton. The stone pillared gateway to the hall will be found on the left, just beyond the sign to Loynton Fishery and before the turning sign posted to Loynton.

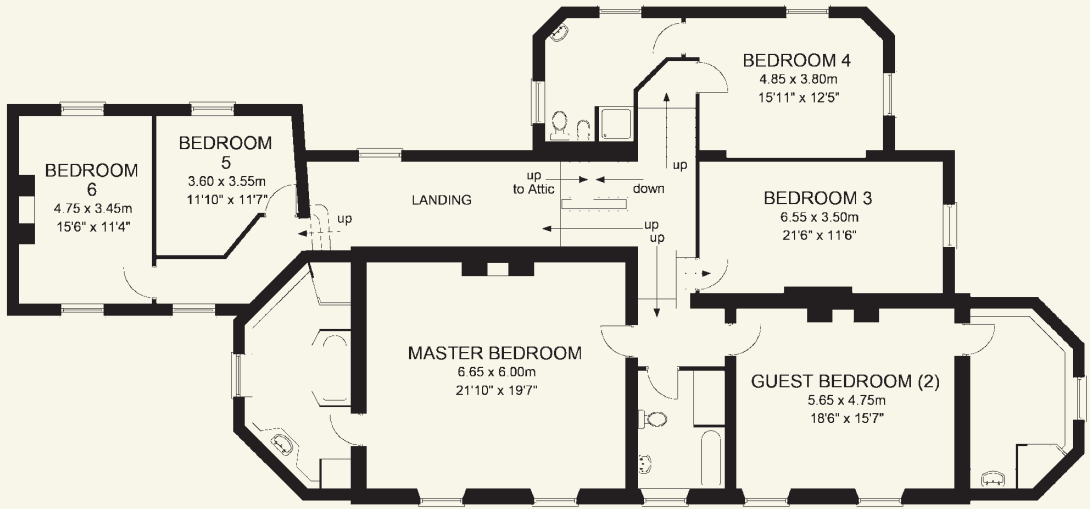
## Important notice

Balfours, their clients and any joint agents have prepared these particulars in good faith to give a fair description of the property, and give notice that: 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2) All areas, measurements and distances are approximate. The text, photographs, floor plans and other 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 Balfours has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

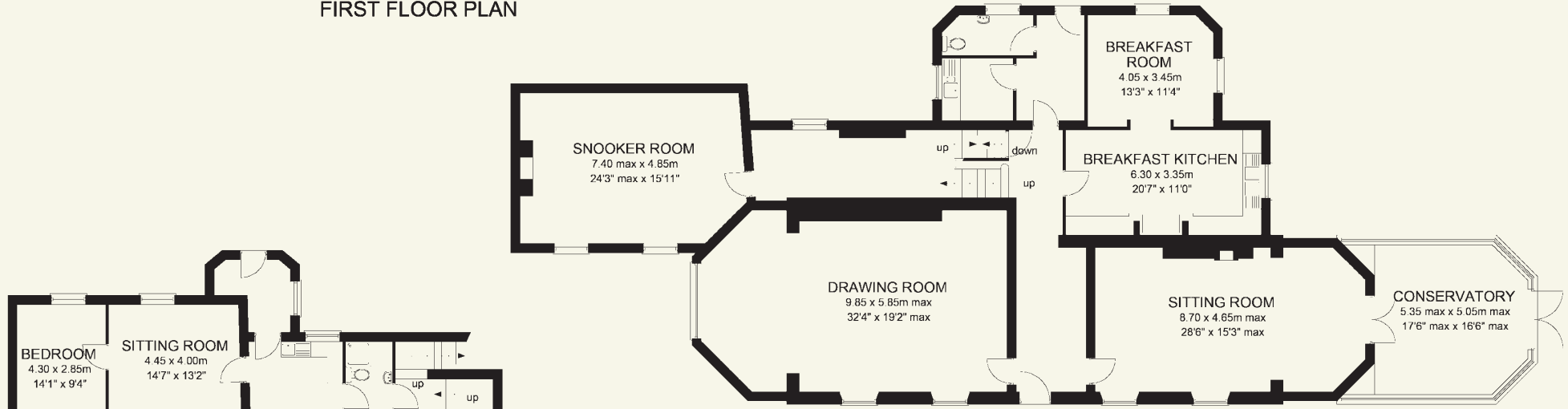
Particulars dated: March 2014. Photographs dated: Prior to March 2014.



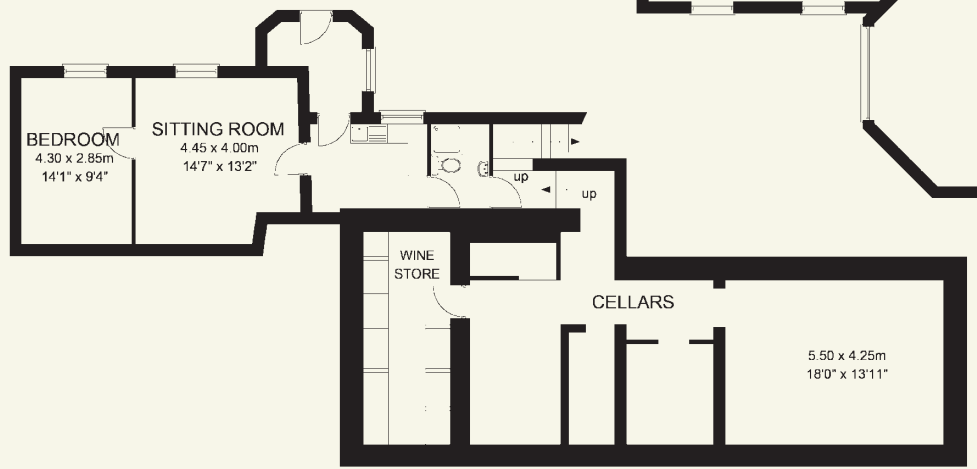
APPROXIMATE GROSS INTERNAL FLOOR AREA  
 570 sq metres - 6135 sq feet  
 Including Cellar



FIRST FLOOR PLAN



GROUND FLOOR PLAN



CELLAR PLAN

