

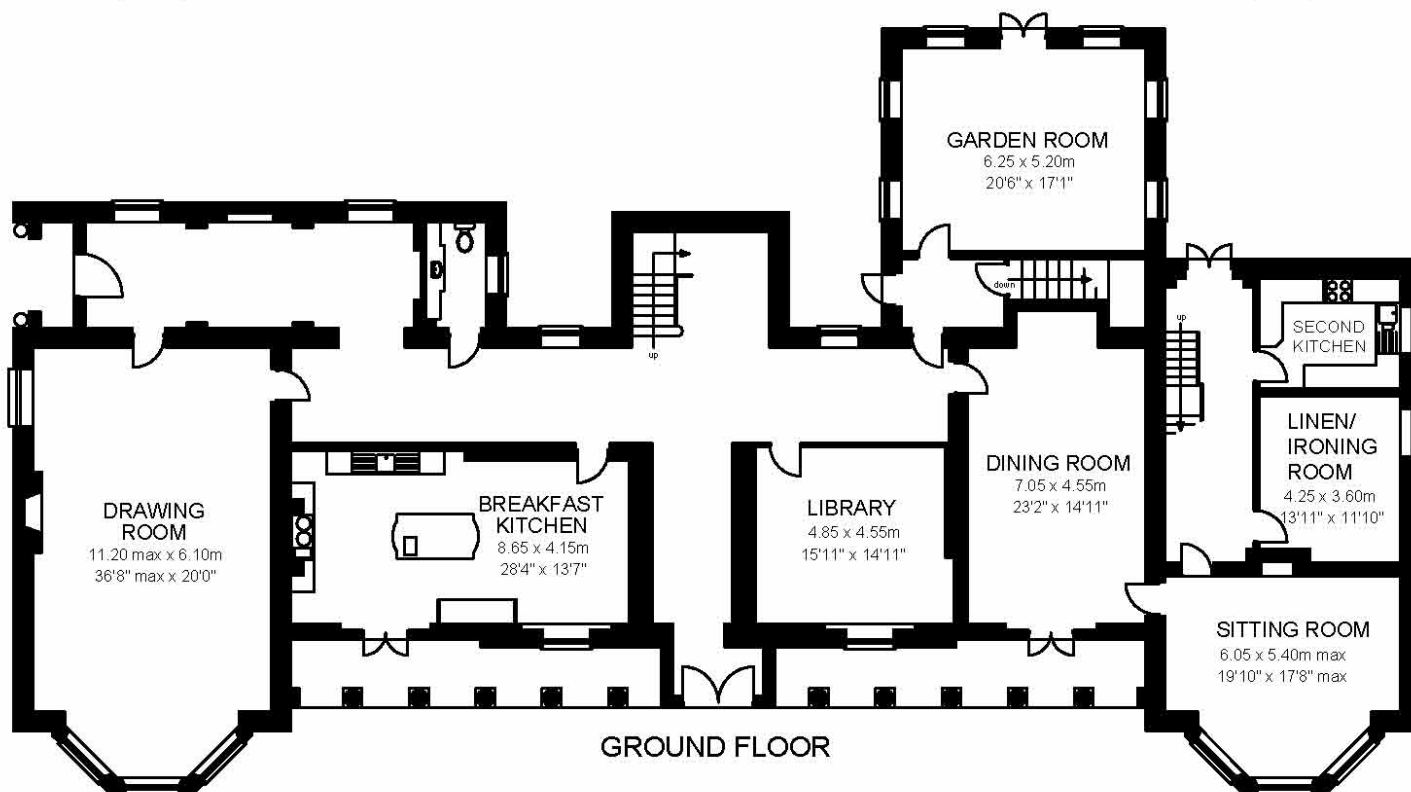
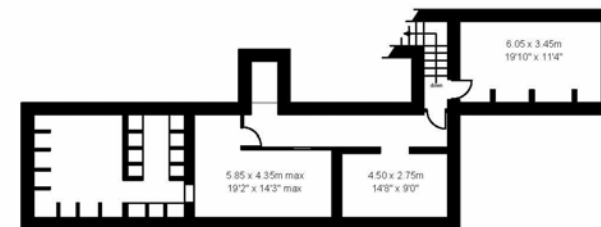
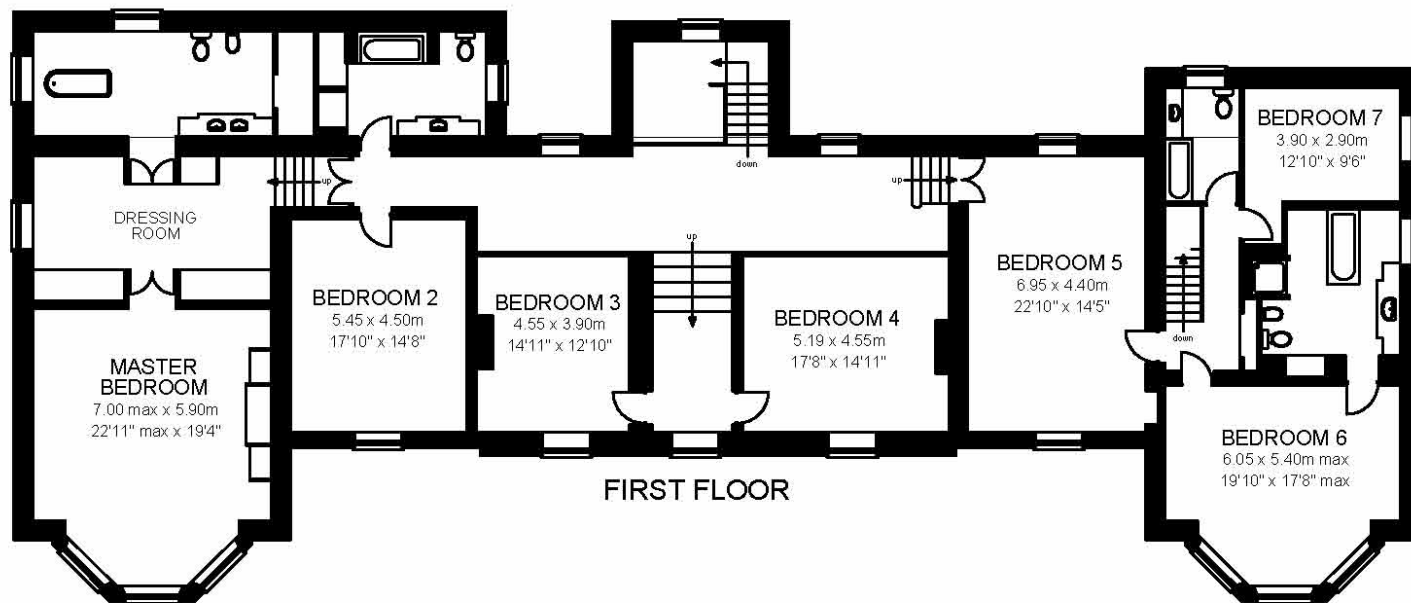


# Eyton Hall

Eyton upon the Weald Moors | Shropshire | TF6 6ET

**Balfours**  
property professionals





## EYTON HALL



Gross Internal Area (approx.)

690 sq metres - 7425 sq feet

Not including Cellar

FOR IDENTIFICATION ONLY - NOT TO SCALE

# Eyton Hall

Eyton upon the Weald Moors | Shropshire | TF6 6ET

Newport 8 miles. Shrewsbury 13 miles. Birmingham 44 miles. Stafford Station (1hr 20 mins to Euston). All distances approximate

A comfortable Grade II Listed family home set in landscaped gardens and grounds

- Vaulted Entrance Hall
- Drawing Room
- Kitchen/Breakfast Room
- Cloakroom
- Library
- Garden Room
- Dining Room
- Extensive Cellars

- Master Bedroom with Dressing Room and En Suite Bathroom
- 4 Further Bedrooms
- Family Bathroom

## The East Wing

Sitting Room. Linen/Ironing Room and Second Kitchen

Stairs lead up to a bedroom with en-suite bathroom and shower room, further bedroom and a family bathroom

Providing potential for a separate annex if required with its own entrance

- Double Garage

- Further Double Garage. Gym. Wood Store and Stables with Studio and Hobby Room above.

- Garden Stores, Stores and two Stables with Loft above the garden store

- Mature Gardens. Walled Garden. Ha Ha

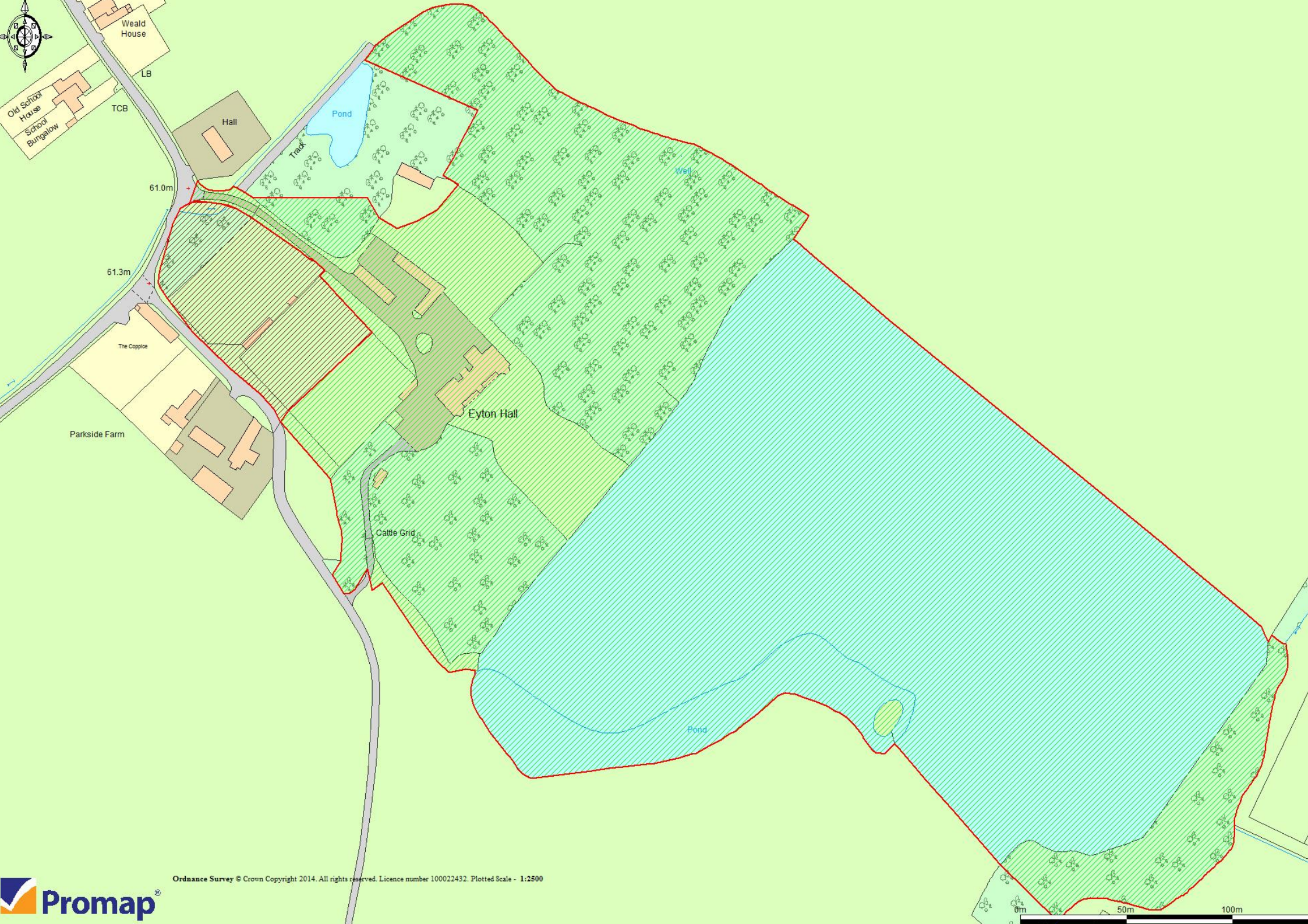
- Parkland. Paddocks. Lake.

- Restored Barn suitable for Office/Leisure use.

**About 25.21 acres (10.2 ha)**

**Further 1.3 acres (0.56 ha) available by separate negotiation**







## Situation

Eyton Hall is a superbly located family home, in a private setting yet provides ease of access to the motorway network and rail service.

Eyton-upon-the-Weald-Moors is a small rural village consisting of primarily a farming based community, historic church and a village hall. Surrounded by Shropshire countryside, the house is within three miles of the nearest supermarket, hospital and other excellent amenities. Telford, just 6 miles away offers a more extensive range of shopping facilities. Shrewsbury, 13 miles offers a further range of restaurants and shops. Newport, 8 miles, has a large Waitrose.

There are excellent state and independent schools in the area. Of particular note are Thomas Telford, Adams Grammar, Wrekin College, Shrewsbury High and Shrewsbury School. Preparatory schools include Birchfield, Prestfelde and Castle House.

Leisure and sporting facilities include Hawkstone and Shifnal golf courses with racing at Wolverhampton and Ludlow. Ludlow is also renowned for its unique shopping, numerous events and excellent restaurants.







Eyton Hall offers a warm and comfortable living space for everyday living. Grade II Listed, the property has been sympathetically and extensively restored with exceptionally fine architecture. A stuccoed front façade is symmetrical with a stunning colonnaded elevation and pediment with the Eyton Coat of Arms above. It is understood Thomas Eyton built the central five bay portion of the present Hall by enlarging an 18<sup>th</sup> Century hunting lodge of three bays. The east and west wings were added later in the century.

The front door opens to a hallway with an unusual vaulted ceiling with pillared supports and a Minton tiled floor which in turn opens to a wide central hallway off which are well proportioned rooms with high moulded ceilings, deep sash windows and stunning fireplaces. The drawing room is of particular note with its Italian marble fireplace and wide bay of windows, while the luxurious kitchen/breakfast room has been fitted by Christians of Nantwich and has a four door electric Aga range and French windows opening to the wide south facing terrace. The dining room has a polished wood floor, marble fireplace, an arched display recess and French windows to the terrace. There is also a library and garden room. There is extensive cellarage.

A sweeping staircase leads to a landing off which there is the master bedroom with dressing room and en suite bathroom, 4 further bedrooms and a family bathroom. The master suite and family bathroom are fitted out with Clive Christian fittings.

The East Wing (if required) has a separate access which opens to a back hall off which are the secondary kitchen, laundry room and pretty sitting room. A staircase leads up to the guest bedroom with en suite bath/shower and a further bedroom. (At present this is incorporated in the main house but could be adapted to provide secondary accommodation)





### Outside

To the rear of the house is a range of traditional outbuildings, a double garage with loft space above and a traditional barn with the original loose boxes. There is potential to adapt a courtyard area into a range of stables if required. To the front of the house is a wide paved south facing terrace with views across sweeping lawns flanked by rhododendrons and woodland, over the ha ha to the parkland beyond. The woodland has wonderful walkways, a feature pool and boasts a number of specimen trees planted in the Victorian pleasure garden era. The gardens are planted for all year colour and interest. There is a right of way granted to Eyton Hall along the track in OS No 2768 running in a north easterly direction. The right of way contours the woodland and gives access to OS No 54482

The recently refurbished Barn complex has a number of rooms which could be used as either an office or leisure complex.

In the grounds and nestled within a corner of the woodland is the former Lodge Cottage which has planning permission to restore to a single bedroom cottage.

### General

**Services :** Mains electricity and water. Oil fired central heating.

Private drainage (septic tank)

**Council Tax :** H

**Local Authority :** Telford & Wrekin Council 01952 380 000







**Fixtures & Fittings** : All fixtures, fittings and garden ornaments are specifically excluded unless otherwise mentioned within these 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 in these particulars or not.

#### Directions

From the M54 (Junction 6) take the right hand turn sign posted Telford (West) A5223 and Whitchurch (A442). At the next roundabout follow the signs for the A442 Whitchurch Road. Continue over the following six roundabouts until the Shawburch one. Cross it and Eyton village is sign posted on the right. Continue for about half a mile and the discreet driveway will be found on the right just before the village hall.

**Viewing strictly by appointment through Balfours**



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