



Ashgrove

Halfway House, Shrewsbury



Ashgrove

Pecknall Lane, Halfway House,
Shrewsbury, Shropshire, SY5 9DT.

A 5 bed detached Cottage, with excellent equestrian facilities & approx. 3.5acres.

- GF: Breakfast Kitchen, Utility, Shower Room, Dining Room, Sitting Room, Music Room, Conservatory.
- FF: 4 double bedrooms, Study/5th Bed, Family Bathroom, Loft storage.
- Scope to create ground floor annexe
- Gated hardstanding off road parking sweep, spacious Gardens.
- Total 7 Stables, Wash box (with Hot Water).
- Outdoor Arena, 40m x 23m – silica sand and rubber.
- Easy access to A458 Shrewsbury to Welshpool rd.
- Good outriding via local country lanes.
- In all about 3.5acres, subdivided into multiple grass paddocks.

Halfway House 0.25m | Westbury 1m |
Welshpool 9m | Shrewsbury 10m | Oswestry
20m | Wolverhampton 43m | Chester 47m |
Birmingham 57m |



Situation

Ashgrove is situated in a semi-rural location on the outskirts of the village of Halfway House, approximately equidistant between Shrewsbury and Welshpool.

Halfway House has a local shop, Post Office, Community Centre, Church, Chapel and Garage. Rowton Castle Country Club Fitness Centre offers local leisure facilities. Also nearby are Churncote Farm Shop with the Cote Kitchen, the Smoke Stop BBQ and Saffron Indian Cuisine at Ford, The Windmill Inn, Rowton and Yockleton Arms Bar and Restaurant.

There is a local Primary School at Ford and a secondary school in Pontesbury plus easy access to many well respected schools at Shrewsbury or Welshpool.

Description

Ashgrove offers a superb “lifestyle” equestrian property, for those families who wish to have the luxury of keeping their own horses at home, or simply to enjoy the additional external space of this landed property. The 4 / 5 bedroom detached cottage has been refurbished & extended in part over recent years, to provide versatile family accommodation.

The well planned stable block is conveniently situated across the yard from the house, under one roof with 5 stables and a wash box with hot water. There is a further two box timber range with a small feed room. The property sits within a ring fence approximate 3.5 acres.

Ashgrove House

At ground floor the house is entered to the front via a Porch into a small Hallway, where stairs lead up to first floor & the Sitting Room, to the left with front aspect window, multi fuel burner & exposed ceiling timbers; to its rear is a Music Room leading through to the Conservatory, with triple aspect windows, stone flooring, exposed ceiling timbers and an external doorway.

Turning right through the front door into the Dining Room with front aspect window, stone flooring and exposed ceiling timbers & a door through to the Breakfast Kitchen with dual aspect windows to side gardens and rear Stables, base and wall mounted units, twin electric oven and hob, integrated dishwasher, Belfast sink, tile and carpet floor areas. There is a Utility and Shower Room off.

NB - there could be scope to incorporate the Conservatory, Music Room & Shower Room into independent annexed accommodation, if required. The first floor landing serves 4 double Bedrooms, a family Bathroom, a smaller Study or 5th Bedroom. There also access to some useful Loft storage space.

Externally

The property is entered via twin timber gates, from a country lane, into a stone gravelled parking sweep between the house and stable block. There is ample parking for a horse box and cars. The Gardens lie to the front and sides of the house, predominantly laid to lawn with some interspersed fruit trees, broadleaves and conifers.



There is a perimeter hedge & wall fencing.

Equestrian Facilities

An L -Shaped block built Stable Block, with 5 Stables, under one roof, a central passageway & a useful Wash box to the end, with a hot water supply. The stables have rubber floor matting, mains electric and water connected.

To its rear is a detached twin box timber stable block with an adjoining Feed Room.

Manege

approximately 40m x 23m, silica sand and carpet fibre mix surface.

Land

In all about 3.5 acres. The paddocks lie within a ring fence to the rear of the house, stable block & manege & are predominantly flat being split into several post, rail & hedge fenced paddocks.





Amber Lodge

Heath Farm

135.4m

Ash Grove

Summerfield

PECKWALL LANE

St Killan

Promap
LANDMARK INFORMATION GROUP

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Total Area : 3.567 acres (1.443 ha)



