



Mangerton, Lea Cross, Nr. Shrewsbury, Shropshire

For the finer things in property.





# Mangerton Lea Cross, Nr. Shrewsbury, Shropshire, SY5 8HR

A charming and extended period house with enchanting mature gardens, outbuildings including stabling and paddock in all around 1.4 acres

Pontesbury 2 miles, Shrewsbury 4 miles, Shrewsbury Railway Station 6 miles, Church Stretton 12 miles, Oswestry 20 miles, Chester 45 miles

Drawing room | Dining room | Snug | Kitchen/breakfast room | Garden room | Utility | Pantry WC | Outbuildings | Four bedrooms | Three bathrooms | Mature gardens and grounds Paddock | Total 1.4 acres | EPC rating D

## The property

Mangerton is a delightful four-bedroom period house dating back in part to the early 1800's with more recent additions. The characterful accommodation is well proportioned and where possible, orientated with views over the delightful gardens. Currently offering an array of versatile rooms, there is also excellent scope for modernisation and further development, subject to the relevant planning consents.

A mature wisteria frames the picturesque frontage of the house with the front door opening under a timber portico into an easy flow of reception spaces. These include a dining room, snug, drawing room and garden room. The kitchen/breakfast room is fitted with a range of floor and base units along with an electric Rayburn and integrated appliances. A utility room, pantry and WC complete the ground floor accommodation.

Stairs rise to the first floor landing where four bedrooms are serviced by three bathrooms. This floor offers exciting potential for reconfiguration.

## Outbuildings

Located off the driveway is a brick and timber double carport with adjoining log store and pony stable/store room. Beyond is a triple timber garage, which could also serve as stabling having access directly onto the paddock.

Other structures include a summerhouse with power supply, Nordic barbecue hut, workshop, brick stores and pigsties.

## Gardens and grounds

The enchanting gardens at Mangerton are a particular feature of the property providing wonderful variety and interest. Flanking the large expanse of lawn are borders fully stocked with flowering herbaceous plants and mature shrubbery with pathways meandering through coppices and past magical follies. Extending from the back of the house is a large terraced area with kitchen garden beyond.

The grounds in total extend to around 1.4 acres including a 0.68-acre paddock with vehicle access off the driveway.





## Location

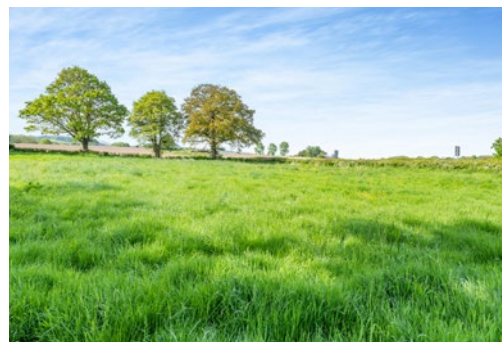
Mangerton offers a superb semi-rural position being near the villages of Hanwood and Pontesbury, and the county town of Shrewsbury. It enjoys beautiful views towards Pontesford Hill and the South Shropshire countryside beyond, an area popular for both walking and riding with a good network of both bridleways and footpaths.

The village of Hanwood is nearby, which has a village hall, public house, general store with post office, church and primary school. The county town of Shrewsbury is easily accessible and offers a comprehensive range of shopping, leisure and social facilities, along with highly regarded schools, including Shrewsbury School, Shrewsbury High School and Shrewsbury Sixth Form College.

The house is well placed for commuting to Shrewsbury, Telford and Midland business centres via the M54 and to the North, Chester via the A5. There is a main line rail service from Shrewsbury. Regional international airports can be found at Birmingham, Manchester and Liverpool.

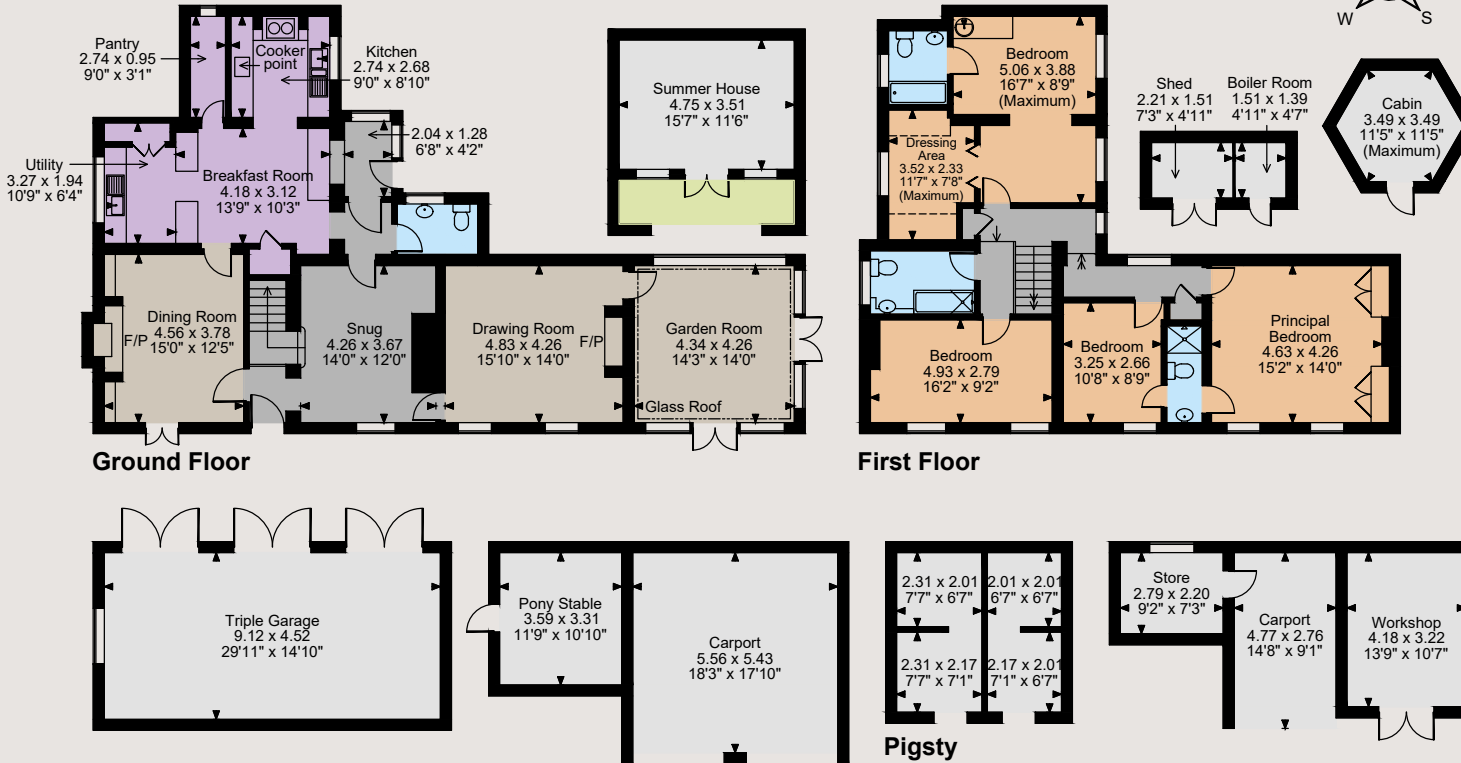
## Directions

Follow postal code to SY5 8HR  
what3words: ///clerk.vanilla.warms





Mangerton Lea Cross, Shrewsbury  
 Main House internal area 2,349 sq ft (218 sq m)  
 Garages & Stores internal area 1,281 sq ft (119 sq m)  
 Cabin & Shed internal area 144 sq ft (13 sq m)  
 Pigsty internal area 208 sq ft (19 sq m)



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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**General**

**Local Authority:** Shropshire Council  
**Services:** Mains electricity, gas, water and drainage. Solar panels

**Council Tax:** Band G

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

**Tenure:** Freehold

**Asking price:** £650,000

**Agents note:** There is an agreement with Rainmaker Renewables for the solar panels on the triple garage

**Shrewsbury**

14 Shoplatch, Theatre Royal, Shrewsbury, SY1 1HR

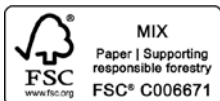
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