

Spencer Lodge
Plealey, Pontesbury, Shrewsbury



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A Grade II listed country home in the village of Plealey, enjoying a peaceful rural setting while remaining accessible to nearby amenities

Believed to originate from the 1600s, Spencer Lodge has evolved over time to create a comfortable family home that retains its original charm.

A welcoming entrance hall provides an immediate sense of character and is currently used as an additional reception space. From here, a panelled study known as the "Oak Room" offers a cosy retreat, complete with a flame-effect gas fire. The elegant living room displays classic Georgian proportions, with high ceilings, decorative cornicing and a double-fronted wood-burning stove set within an attractive mantel. Double doors open into the dining room, one of the oldest parts of the house, featuring exposed ceiling beams and original timber doors – an ideal setting for entertaining. The open-plan kitchen and dining area forms the heart of the home. A cream mains gas Aga complements bespoke cabinetry and timber worktops, while a central island provides additional workspace and informal seating. The dining space retains period features including an exposed brick chimney with decorative cast iron range. A utility room and rear lobby lead off this area, and externally accessed is a practical boot/dog room.

Two staircases rise to the first floor, where six well proportioned bedrooms are served by two spacious bathrooms. Exposed beams continue the character theme, and many rooms enjoy open views across the surrounding countryside.

To the front, a substantial driveway with two gated entrances provides ample parking and access to two separate garaging areas. A brick-built four-bay car port to the rear offers further storage or workshop space, while a timber three-bay carport sits within the front garden, ideal for larger vehicles or equipment. The mature gardens are laid mainly to lawn with established trees, shrubs and flowering borders, partly enclosed by an attractive brick wall providing privacy.



The heated swimming pool is housed beneath a metal and glazed enclosure, allowing for extended seasonal use. Heating is supplied via a solar thermal system positioned above a nearby storage building. To the rear, a courtyard with outdoor kitchen creates an excellent entertaining space, complemented by an outdoor shower room for pool use. A recreational building provides additional facilities including games tables and storage.

There are a further 2.2 acres and 3 barn conversions available by separate negotiation. These barn conversions are currently operating as a successful holiday let enterprise. Please speak to the agent for further details.

Location

The property is situated in the desirable rural hamlet of Little Plealey, just 7 miles from the well-regarded county town of Shrewsbury. Day today facilities are found in Pontesbury and Pontesford whilst Shrewsbury has an excellent range of shopping, recreational and educational facilities, and is within easy motoring distance of the larger centres of Telford, Chester and Birmingham offering further facilities. There is a railway station in Shrewsbury, providing access to London, whilst the nearby A5/M54 provides access to Birmingham and the Midlands, along with regional airports at Birmingham and Manchester.

Postcode region: SY5

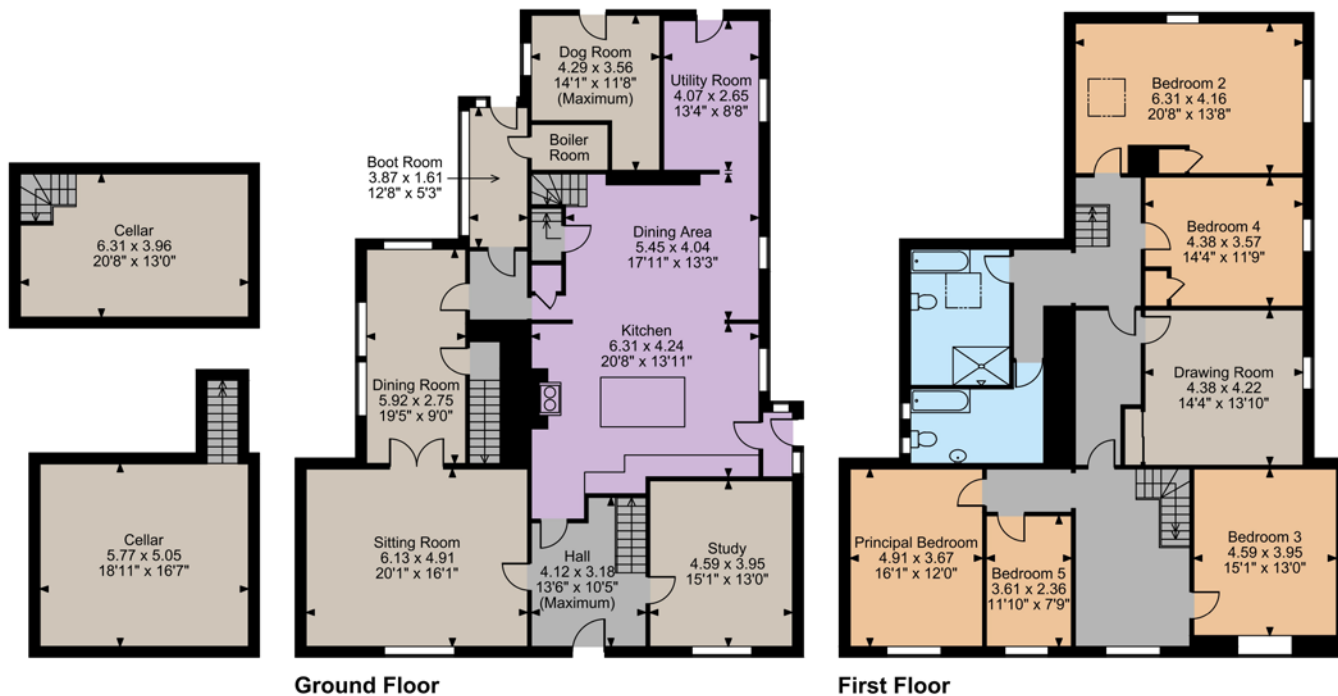
General

Local Authority: Shropshire Council
 Services: Oil-fired central heating (boiler installed within the past three years) provides space heating and hot water, with immersion backup. The AGA is mains gas-fired. Mains electricity and water are connected, and drainage is via a private and shared septic tank which we understand to be compliant.
 Council Tax: Band F
 EPC Rating: Exempt - Grade II listed
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Agents note: The land available by separate negotiation is subject to an uplift clause (30% for 30 years) payable should residential planning permission be obtained.



4,428 sq ft (411 sq m)
3/4 reception rooms
5/6 bedrooms
2 bathrooms
Garaging and garden
Swimming pool and games room
Freehold | Village location
Guide price £925,000



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