



# Spencer Lodge

Plealey, Pontesbury, Shrewsbury, Shropshire

## A Grade II listed country home with three barn conversions currently operating as a successful holiday let enterprise

Dating back to the 17th century, the property combines historic character with modern practicality, offering extensive garaging, income potential, generous gardens and a further 2.2 acres, available by separate negotiation. Located in the village of Plealey, the property enjoys a peaceful rural setting while remaining accessible to nearby amenities



**3/4 RECEPTION ROOMS**



**5/6 BEDROOMS**



**2 BATHROOMS**



**GARAGING & THREE BARN CONVERSIONS**



**GARDEN & SWIMMING POOL**



**FREEHOLD**



**VILLAGE**



**4,428 SQ FT**



**GUIDE PRICE  
£1,850,000**



### The Main House

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.





## Outside

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. There are a further 2.2 acres available by separate negotiation.

## The Barn Conversions

The three barn conversions were completed in 2007 with residential planning consent and now operate as a well-established holiday letting business, achieving

high occupancy levels throughout much of the year. Each barn benefits from mains gas-fired central heating, mains electricity (single meter), individual water metering, and shared private drainage. They enjoy separate parking from the main house, individual patios and access to a larger shared garden area. A recreational building provides additional facilities including games tables and storage for changeover supplies.

## 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.



## Distances

- Pontesbury 2 miles
- Shrewsbury 7 miles
- Church Stretton 12 miles
- Telford 20 miles
- Ludlow 28 miles
- Chester 46 miles
- Birmingham 53 miles

## Nearby Stations

- Shrewsbury
- Church Stretton

## Key Locations

- Earls Hill and Pontesford Hill
- Shropshire Hills National Landscape
- Shrewsbury Abbey
- Shrewsbury Castle
- Shrewsbury Museum and Art Gallery
- Theatre Severn

- Attingham Park
- The Quarry Park

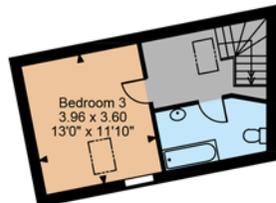
## Nearby Schools

- Pontesbury CE Primary
- Longden CE Primary
- Mary Webb School and Science College
- Packwood Haugh Preparatory
- Prestfelde Preparatory
- Shrewsbury High School
- Adcote School
- Concorde College
- Shrewsbury School

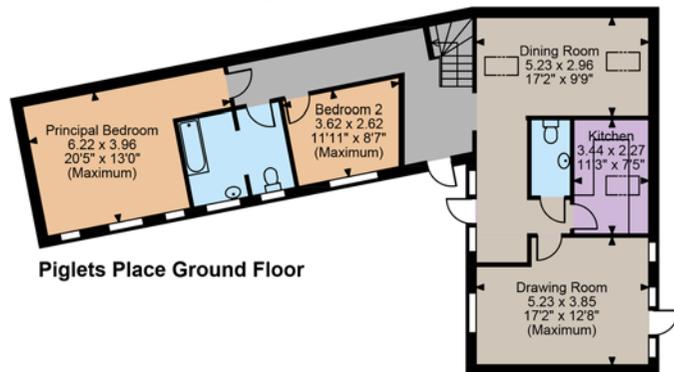


## Piglets Place

Originally agricultural in use, this barn has been converted into a three-bedroom, two-bathroom property full of character, with vaulted ceilings and exposed beams. Two reception rooms and a spacious kitchen make it ideal for family stays.



**Piglets Place First Floor**



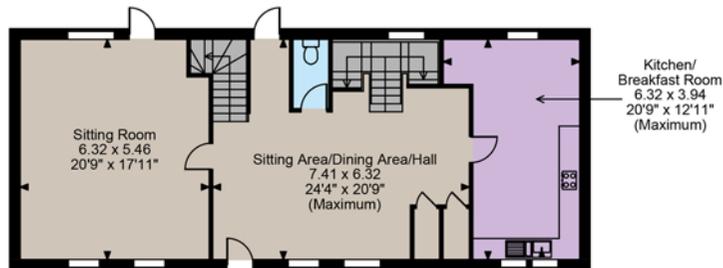
**Piglets Place Ground Floor**



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## The Olde Granary

A substantial conversion arranged over split first-floor levels, offering four bedrooms suited to larger groups. A striking double staircase features within the entrance hall, and a generous reception room opens onto a patio. Exposed timber framing adds to the rural appeal.



The Olde Granary Ground Floor



The Olde Granary First Floor

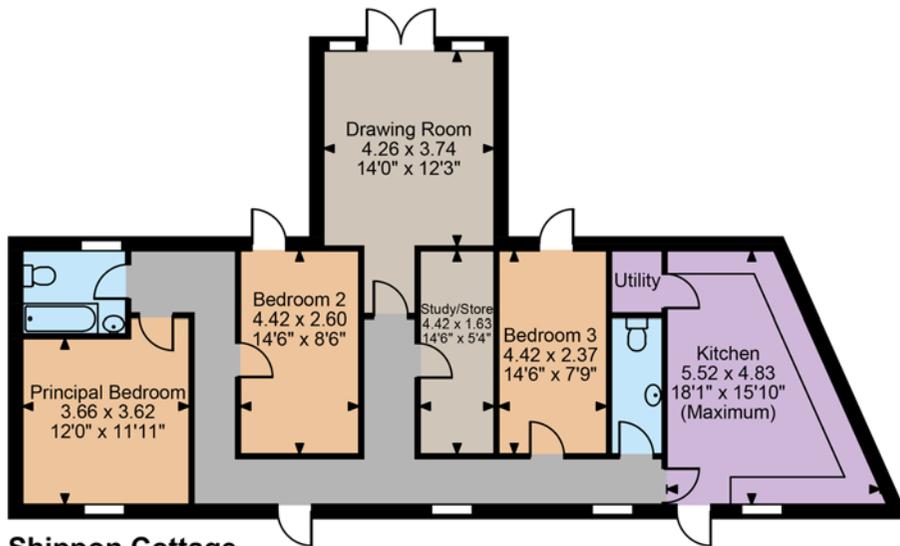
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## Shippon Cottage

The only single-storey barn, particularly suited to multi-generational guests. Flexible accommodation allows up to three bedrooms and one or two reception rooms, alongside a spacious kitchen/dining area and additional study or nursery space.

The barns benefit from strong custom, supported in part by several nearby wedding venues, contributing to consistent demand.



Shippon Cottage

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**Ground Floor**  
**First Floor**  
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**Floorplans**

House internal area 4,428 sq ft (411 sq m)  
 For identification purposes only.

**Directions**

Post Code SY5 0UY  
 what3words: ///songbirds.munch.idea

**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.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: TBC

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.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mention in these particulars or not.

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.



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**Shropshire & Mid Wales**

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