

Station Lodge

Westbury, Shrewsbury, Shropshire



A handsome seven bedroom detached house with extensive outbuildings located in a beautiful Shropshire setting

An attractive generously-proportioned double-fronted family home, sensitively combining modern amenities and brimming with period features including a wealth of wooden flooring throughout. It is located on the English side of the England/Wales border, near to village and town centre amenities



5 RECEPTION ROOMS



7 BEDROOMS



2 BATHROOMS



GARAGE & DOUBLE CARPORT



GARDEN



FREEHOLD



SEMI-RURAL



5,722 SQ FT



**GUIDE PRICE
£700,000**

The property

With a prominent 1899 date stone, Station Lodge is a detached family home offering 5,722 sq ft of light-filled, flexible accommodation arranged over four floors. Configured to provide an elegant and practical living and entertaining environment, the property combines quality fixtures and fittings with a wealth of period features. These include sash glazing, generously-proportioned rooms, high ceilings, a wealth of exposed wooden flooring and original fireplaces.

The accommodation flows from a welcoming split-level reception hall with quarry-tiled flooring, storage and a fitted utility room. It briefly comprises dual aspect sitting and sitting/dining rooms, both with front aspect bay windows and fireplaces, the former with a woodburner and the latter with a door to a side entrance hall with useful store, and a games room with a side aspect bay window and fireplace with woodburner. The ground floor accommodation is completed by a rear aspect kitchen/breakfast/sitting room with a range of wall and base units, including a

large central island with breakfast bar, a double Belfast sink, Aga, modern integrated appliances, a walk-in pantry, contemporary freestanding woodburner and space for dining and sitting areas. Two large sky lanterns and full-height glazing incorporating French doors to the garden flood the area with natural light. An inter-connecting side hall with cloakroom and a door to the side terrace gives access to a well-proportioned rear aspect study. The property also benefits from generous cellarage, suitable for a variety of uses.

On the first floor the property provides five double bedrooms, four with fitted storage and fireplaces, and a family bathroom. The property's two remaining bedrooms, both with fireplaces and the principal with a useful sink, can be found on the second floor, together with a second family bathroom and two L-shaped walk-in stores, suitable for numerous uses.



Outside

Having plenty of kerb appeal, the property is approached over a side driveway providing private parking. It continues through a building arch to further parking and outbuildings including a garage and double carport, stores, and a large outbuilding with kitchen and cloakroom.

The garden beyond the outbuildings is laid mainly to level lawn bordered by mature trees. Side and rear terraces, the latter bordered by a small tributary of Westbury Brook, offer far-reaching views over surrounding countryside and are ideal for entertaining and al fresco dining.

Location

Located near to the England/Wales border, Halfway House sits halfway between Shrewsbury/Welshpool and between Birmingham/Aberystwyth and has a village hall, store and pub. Westbury village has a church, medical practice and pub. Pontesbury, one of Shropshire's largest villages, has a church, independent shopping, GP and dental surgeries, a

Post Office, library and pubs. More comprehensive amenities are available in Welshpool, Shrewsbury and Oswestry. The property enjoys easy access to the A5 and M54, the former giving access to Mid and North Wales linking to Chester and Manchester and the latter providing access to Telford and the motorway network beyond, and Welshpool (9.5 miles) and Shrewsbury (10.3 miles) stations connect to major regional centres and London.

The area has a good selection of state primary and secondary schools including Pontesbury CoFE Primary School (rated Outstanding by Ofsted) together with independent schools including Adcote School for Girls, Packwood Haugh, Shrewsbury and Shrewsbury High.

Directions

Post Code SY5 9DA

what3words: ///mornings.tolerable.fancied



Distances

- Halfway House 0.6 mile
- Westbury 1.1 miles
- Pontesbury 5.1 miles
- Welshpool 9.9 miles
- Shrewsbury 10.1 miles
- Oswestry 16.3 miles

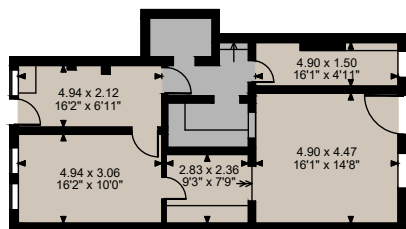
Nearby Stations

- Welshpool & Shrewsbury

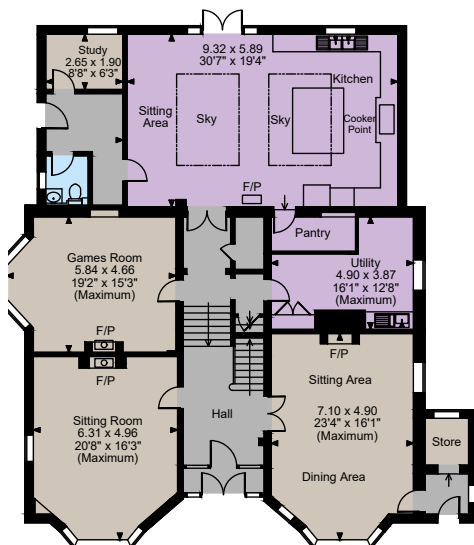
Nearby Schools

- Westbury School
- Brynhafren CP School
- Long Mountain CoFE Primary School
- Minsterley Primary School
- Trinity CoFE Primary School
- Pontesbury CoFE Primary School
- Mary Webb School and Science College
- Prestfelde
- Shrewsbury School
- Shrewsbury High School for Girls

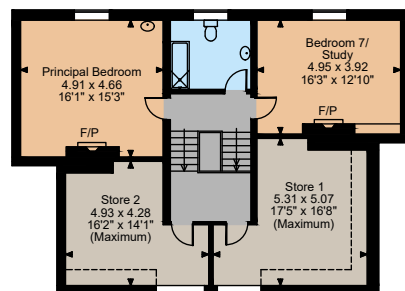




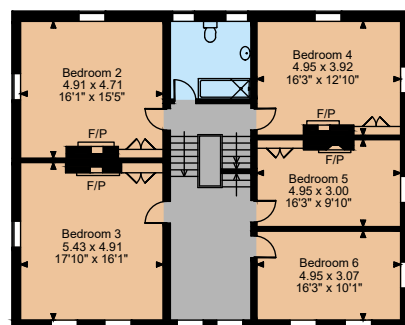
Cellar



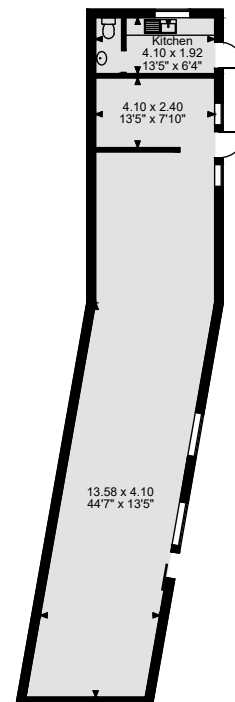
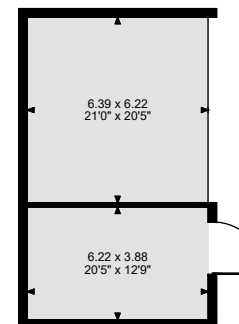
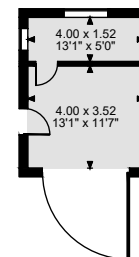
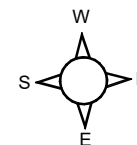
Ground Floor



Second Floor



First Floor



Floorplans

Main House internal area 5,722 sq ft (532 sq m)
Outbuilding internal area 1,954 sq ft (182 sq m)
Total internal area 7,676 sq ft (713 sq m)
For identification purposes only.

General

Local Authority: Shropshire Council

Services: Mains electric and water. Private drainage (We understand that this may not comply with current regulations), Biomass boiler for central heating.

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

Council Tax: Band F

EPC Rating: E

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

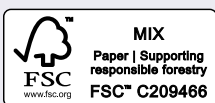
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

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

□ □ □ □ Denotes restricted head height

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