



Norton House, Weston Lullingfields, Shropshire

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Norton House

Weston Lullingfields, Shrewsbury, Shropshire, SY4 2AD

An elegant and gracious country house with a vast array of original and period details complemented by a detached coach house set within 1.42 acres with awe inspiring rural views towards Wales

Baschurch 3 miles, Shrewsbury 11 miles Oswestry 13 miles, Telford 24 miles, Chester 36 miles, Wolverhampton 42 miles, Birmingham 57 miles, Liverpool 63, Aberdovey 66 miles

Trains available to Shrewsbury, London and Chester from Gobowen and Shrewsbury

Large reception hall| Drawing room | Sitting room | Dining room | Study | Breakfast kitchen
Cloakroom | Pantry | Laundry/boot room
5 Bedrooms | Bathroom | Shower room | WC
Detached coach house | Summer house | Cellar
1.42 acres | EPC rating F

The property

Available on the open market for the first time in over forty years the sale of this early Victorian Grade II listed country house offers an exciting opportunity for a new purchaser to live in a property of immense character, poise and elegance in a highly regarded village location.

Originally The Vicarage, records show that construction commenced simultaneously with Holy Trinity church in 1857 by a Miss Barrett of Prescott on land given by Charles Kynaston Mainwaring. When sold in 1978 by the Lichfield Diocese the property was renamed Norton House. The architectural style is distinctly Gothic Revival with notable Pugin influences resulting in the friendly and magical stone country residence we see today.

Exquisite original Gothic Revival architectural features are present throughout Norton House. Internally these period details include gothic archways and doors, a deep bay window, stone ogee shaped arched sash windows, window shutters, ornate fireplaces, decorative cornicing, plaster ceiling roses, carved skirting boards, chair rails and architraves, painted and pitch pine hand turned staircase and panelled doors some with cut glass round knobs and locks. Externally hand cut stone, decorative cast iron rainwater hoppers and a Welsh slate roof create an impressive period exterior.

The wonderfully elegant, gracious and well-appointed internal accommodation offers a careful and considerate balance between formal entertaining and relaxed day to day family living across two floors. The principal rooms benefit from superb far reaching views across the lawn to the orchard and former grass tennis court. The useful vestibule with arched front and inner doors opens to the L shaped reception hallway. Superbly sized, light filled and perfect for entertaining the dining and drawing rooms have splendid views and the drawing room has an attractive marble and carved wood open fireplace and deep bay window. The charming west facing family sitting room and breakfast kitchen with Aga formulate a charming suite of day-to-day living rooms. The study with leaded windows, useful laundry/boot room, larder and cloakroom WC complete the ground floor.

To the first floor are four large double bedrooms all with original Gothic Revival fireplaces and one single bedroom, family bathroom and shower room. The principle bedroom is of particular note with its sheer size and stone window with superb garden and rural views.

Agents note: The property is attached to Holy Trinity Church with one wall in the study and roof immediately above forming the semi-detached boundary.





Outside

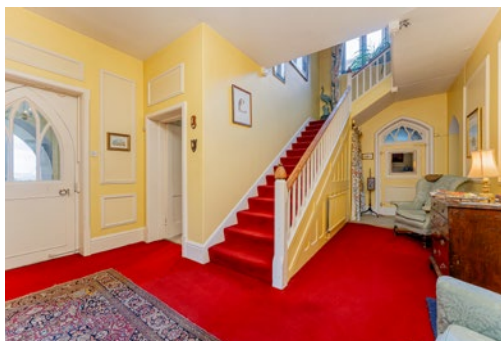
The delightfully mature gardens and grounds are an outstanding feature of Norton House and complement the surrounding landscape very well as well as anchoring the house in its setting. With a variety of shrubs, specimen trees, and orchard they have a distinct parkland feel. Attractive, deep borders featuring roses, alchemilla mollis, lilies and crocosmia surround the stone walled lawn which has been used for croquet. In an elevated position this offers outstanding rural views to the Welsh hills which are magnificent across all seasons. Beyond is a paddock with orchard of productive fruit trees and former grass tennis court. To the side is a walled, brick paved courtyard with woodstore and covered well with original feature bell and back door to the laundry/boot room.

Norton House is discreetly screened from the country lane by hedging and sycamore trees. The gravelled carriage driveway leads to the front door and also to the coach house. There is ample parking and space for turning with attractive yews and holly screening the church.

The acreage extends to approximately 1.42 acres overall.

Directions

Follow your SatNav directions for SY4 2AD and head for Holy Trinity Church where the gates to the property will be found to the right.
What3words: ///weeknight.stumble.wink



Norton House, Shrewsbury
Main House internal area 3,606 sq ft (335 sq m)
Coach House internal area 667 sq ft (62 sq m)
Total internal area 4,273 sq ft (397 sq m)



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

Local Authority: Shropshire Council

Services: Oil fired central heating and Aga, bottled gas for freestanding cooker, mains water and electricity. Drainage is to a septic tank with soakaway that we are led to believe complies with current regulations

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

Guide Price: £900,000

Probate: Applied for in December 2023

Heritage: Grade II listed (Listed Entry Number 1366528)

Shrewsbury

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