



## PENTRE HEYLIN DUDLESTON HEATH, ELLESMERE, SHROPSHIRE

A Substantial Country House With Secondary Accommodation, Offering further Potential (STP), Situated In An Attractive Rural Location



## SITUATION

Ellesmere 3 miles, Oswestry 11 miles, Shrewsbury 20 miles, Wrexham 11 miles, Chester 27 miles, Manchester 63 miles, Birmingham 65 miles

**Mainline trains:** Shrewsbury to Birmingham New St. 56 mins, Shrewsbury to Manchester Piccadilly 75 mins.

**International airports:** Manchester 57 miles, Birmingham 78 miles.

Pentre Heylin is situated on the edge of the desirable village of Dudleston Heath and enjoys an attractive rural setting with far reaching views over the adjoining countryside. In a region known as the Wynnstay country, the property benefits from good communication links with the nearby A5 and A49 providing access to the M56 and M54 motorway network. The Cathedral City of Chester lies within easy reach to the north, with Birmingham, Shrewsbury and Ellesmere to the south east.

## EDUCATION

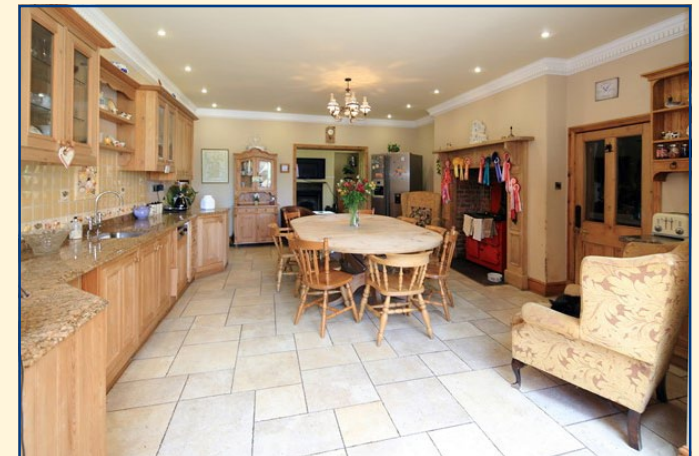
There is an excellent selection of private schools in the area including Ellesmere College, Moreton Hall at Oswestry, Packwood Haugh at Shrewsbury, Oswestry School and Kings and Queens in Chester. For independents see [www.isc.co.uk](http://www.isc.co.uk) and for state school information see [www.shropshire.gov.uk/schools](http://www.shropshire.gov.uk/schools).

## LOCAL, SPORTING & RECREATIONAL

The nearby town of Ellesmere, Shropshire's own lake district offers a good range of services including a butchers, doctors & dental surgery, post office, public houses, banks, supermarket and independent shops with a greater variety of amenities available in Chester and Shrewsbury.

Comprehensive shopping, sporting, cultural and education facilities can be found in Birmingham, Liverpool and Manchester.

The surrounding area provides a wealth of sporting and recreational opportunities, particularly in Ellesmere, which is renowned for its outstanding natural beauty. Good walking and cycling opportunities abound from the property with an extensive network of footpaths and the nearby Shropshire Union Canal. Horseracing is at Aintree, Ludlow and Chester. Local hunts include The Wynnstay, Cheshire and North Shropshire. Golf can be enjoyed at Henlle Park, Oswestry, Carden Park and Aldersey Green.



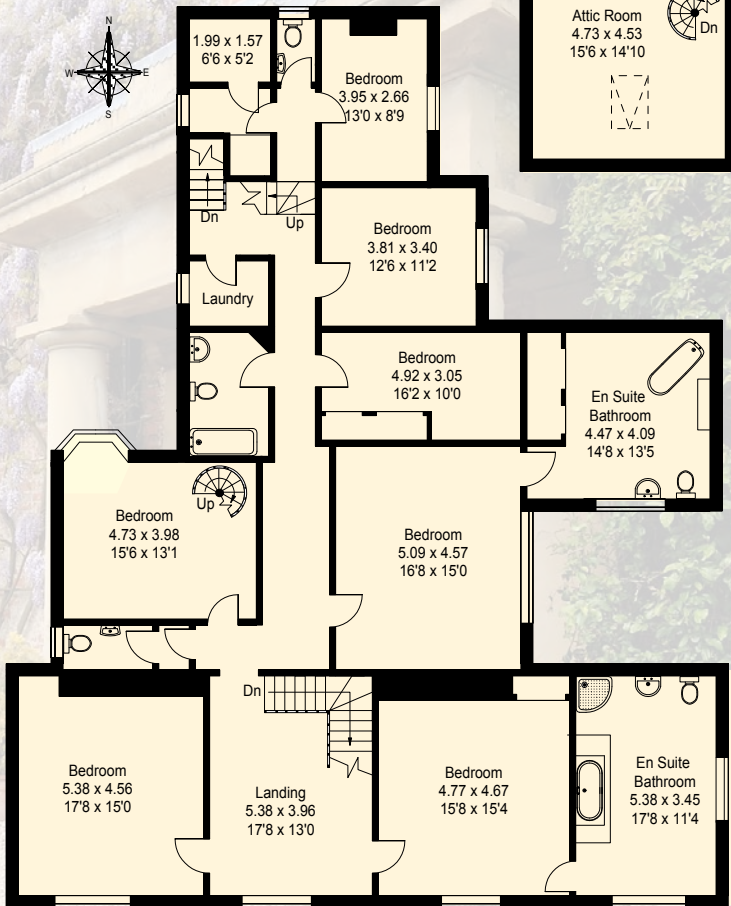


# Pentre Heylin, Dudleston Heath, Ellesmere, Shropshire SL12 9LH

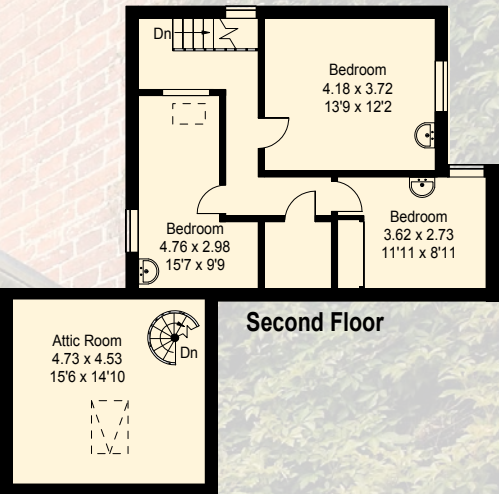
Approximate Gross Internal Area :- 617 sq m / 6641 sq ft



Ground Floor



First Floor



Second Floor

PRODUCED FOR FOX GRANT 2015

This illustration is for identification purposes only. Not drawn to scale.



## PENTRE HEYLIN

Originally part of the Pentre Heylin Estate, Pentre Heylin House is an imposing country house of red brick elevations with a pair of fine pediments and a classical entrance porch, forming the centre piece of the front elevation.

Believed to date from the early 19th century the property has been added to and remodelled extensively over the years, now offering spacious accommodation extending to some 6,641 ft<sup>2</sup>, arranged over 3 floors.

Approached over a private sweeping drive, the property is set back in its own courtyard setting and enjoys an attractive rural outlook over the surrounding countryside. The gardens and grounds are a particular feature of Pentre Heylin with mainly lawned gardens to the front and western elevation, softened by mature trees with a former walled garden to the rear. An outdoor heated swimming pool, hot tub and kitchen/bar area offer excellent opportunities for entertaining.

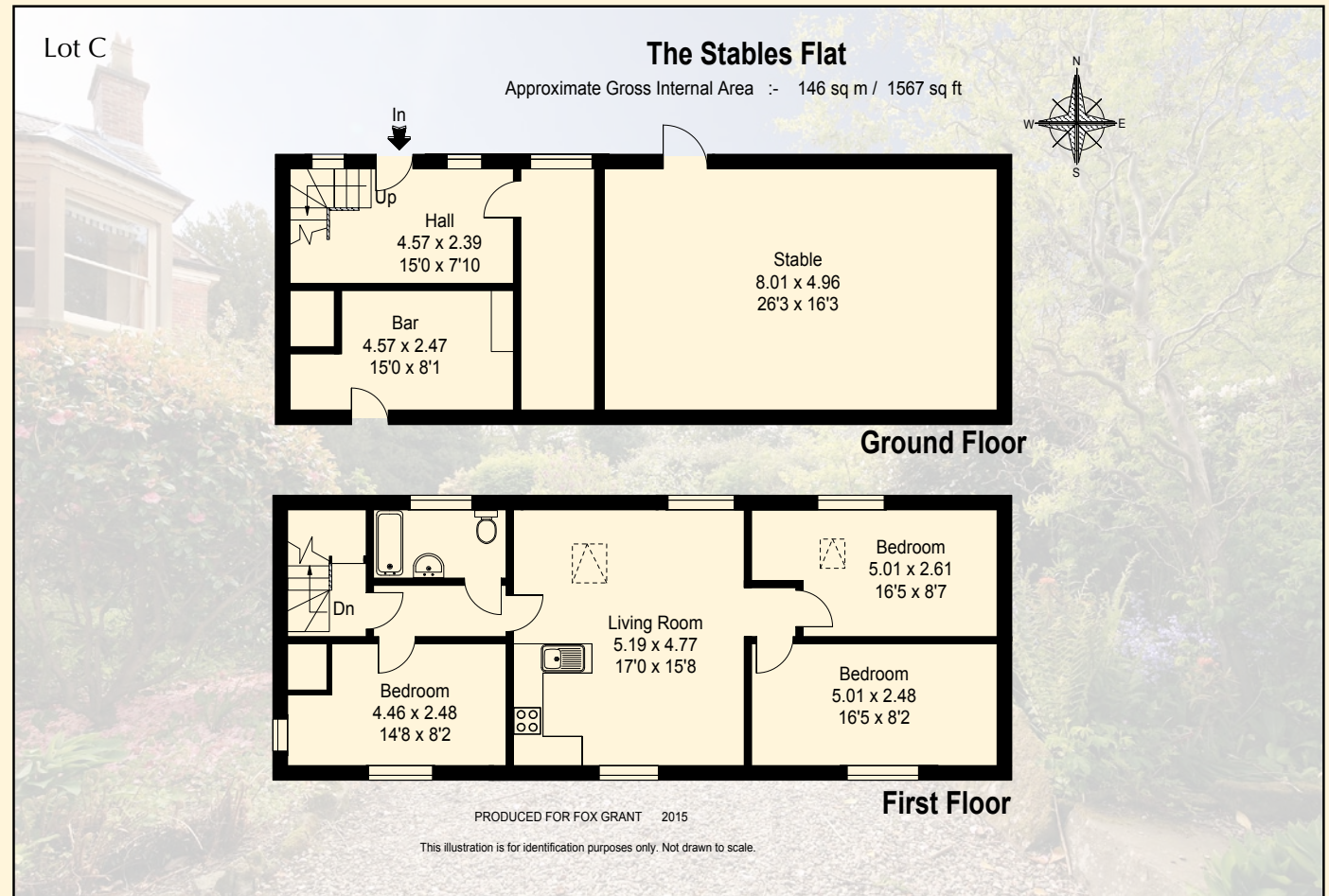
Within the courtyard is a traditional barn brick which has been converted to provide a 3 bedroom, self-contained first floor apartment, offering secondary accommodation for staff or income potential.

The accommodation comprises:

- Farmhouse kitchen with additional preparation kitchen and walk-in pantry
- Large double aspect dining room with attractive fireplace & fitted bar
- Triple aspect drawing room with feature fireplace
- Double aspect sitting room with fireplace
- Grand entrance hall with sweeping staircase
- Sun room
- Master bedroom with en-suite bath and shower room
- 9 further bedrooms, one en-suite, family bathroom and shower room with sauna
- Utility room with strong room
- Boot room
- Canine grooming room with wash down area

## SECONDARY ACCOMODATION - LOT C

- First floor, character barn conversion
- 3 bedrooms
- Bathroom
- Open plan kitchen and living room
- Potential for ground floor conversion (Subject to planning)





## GARDENS & GROUNDS

- Outdoor swimming pool, hot tub and entertaining area with kitchen and bar
- Established herbaceous shrub borders
- Mature specimen trees
- Extensive gravelled parking area
- Lawned courtyard

Further land may be available by separate negotiation.

## AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

**Plans, Areas and Schedules** These are based on the Ordnance Survey and are for reference only. They have been carefully checked and calculated by the vendor's agents, however the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

**Town and Country Planning** The property is sold subject to any development plans, tree preservation orders, ancient monument orders, town planning schedules and resolutions, which may or may not come into force. Purchasers will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the estate.

**Rights of Way** There are no known public rights of way across the property.

**Authorities** Shropshire Council. Tel: 0345 678 9000.

**Council Tax** House: Band 'G'. Stables Flat: Band 'A'.

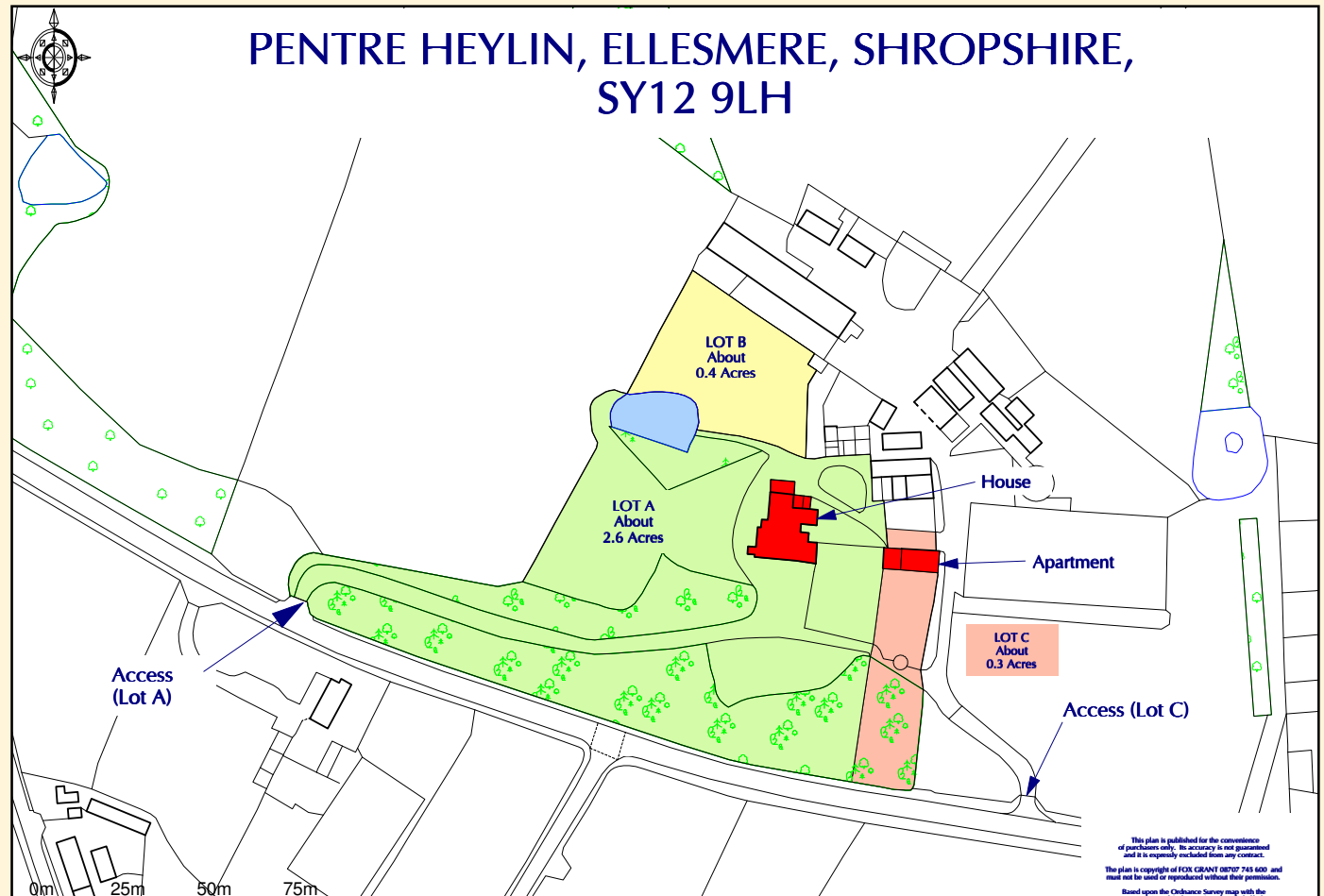
**Services** Mains electricity and water with private drainage to a septic tank. Oil fired central heating to the house with electric storage heaters in the barn conversion.

**Tenure** Pentre Heylin sold freehold with vacant possession given upon completion.

**Fixtures & Fittings** Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale but may be available by negotiation.

**Photos** Please note the photographs were taken in 2015.

**Particulars** Prepared in April 2018.







**Fox Grant**

**PENTRE HEYLIN  
SY12 9LH**

### VIEWINGS

All viewings strictly by appointment through the agents on 01722 782727. Please contact **Adam Field** or **William Grant** for further details.

[foxgrant.com](http://foxgrant.com)



**Adam Field**



**William Grant**

### DIRECTIONS

From Shrewsbury proceed north west on the A5 towards Oswestry for approximately 13 miles. On reaching Mile End roundabout take the third exit remaining on the A5. At the next roundabout continue straight ahead and proceed for a further 5 miles towards Wrexham. At the Gledrid roundabout take the fourth exit, sign posted St Martins. After approximately 1.5 miles, take the second exit towards Ellesmere. On entering the village of Dudleston Heath the property will be found after a short distance on your left hand side as indicated by the agent's sale board.

Postcode: **SY12 9LH**

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**COUNTRY  
& VILLAGE**

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SMALLHOLDINGS**

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& LEISURE**

**EQUESTRIAN  
SPECIALISTS**

**TRUSTPILOT**  
★★★★★