



Crosslands, Wollerton

£875,000 Freehold



A beautiful Victorian home and converted coach house in Wollerton, with excellent amenities, schools and travel links close by in Shrewsbury, Telford, Whitchurch and Market Drayton. • Three double bedrooms and two bathrooms, including a master suite, make up the first floor of the main house. • Find a spacious kitchen/diner, sunroom, piano room, living room and dining/games room on the ground floor. • A converted coach house now stands as a fantastic annexe, with its own kitchen, living room, bedroom, landing/second bedroom and bathroom, ideal for guests or multigenerational living. • Approximately two acres of grounds awaits, surrounding the whole home with a large paddock to the rear and orchard to the right hand side.



Like a blossoming tree in full bloom, 'Crosslands' is a home that will have you flourishing with excitement. Nestled in approximately two acres of meticulously maintained gardens, this stunning Victorian home and annexed, converted coach house in Wollerton are a true celebration of charm and character. Picture yourself waking up to bird song on a bright spring morning, surrounded by beauty at every turn. With four spacious bedrooms, large reception space and double glazing throughout, this home combines practicality with elegance to offer you the perfect living experience. Enter through electric gate (or separate pedestrian gate) and pull up to the expansive driveway. Step inside through the front door into a welcoming entrance hall, where you'll be greeted by intricate Minton-style tiling, a door down to the cellar (12'4 × 11'9) and stairs leading up to the first floor. To your left, the dining room/games room (20'5 × 12'0) awaits, a generous space with a feature fireplace and a lovely front bay window, ideal for hosting dinner parties or simply enjoying a quiet meal. To your right, the living room (14'4 × 12'4) beckons, complete with another sunlit bay window and a log burner to curl up beside. Continue your journey into the piano room (18'8 × 11'11), where doors open to the kitchen, sunroom and guest cloakroom. The sunroom (17'2 × 8'6) is a sun-drenched paradise, with French doors that lead to the garden, making it the perfect spot for your morning coffee or leisurely breakfast. The heart of the home, the kitchen/diner (19'0 × 16'10), is a chef's dream, with bespoke cabinetry, a granite-topped island, integrated fridge, dishwasher and a Range cooker, French doors open up out of a bow-shaped window, leading directly to the garden. Upstairs, you'll find three double bedrooms and two bathrooms. The master suite (18'4 × 11'11) is pure luxury, featuring its own dressing room (11'8 × 9'2) and private ensuite bathroom (7'9 × 7'0). The second bedroom (13'0 × 12'0) is another generously sized double, adjoining the family bathroom (12'0 × 11'11), where you'll find a walk-in rain shower, roll-top bathtub, W.C., sink and towel radiators. The third bedroom (13'0 × 11'11) is a charming double, ready for whatever you envision. Back downstairs and through the kitchen, you'll discover a sunny atrium that connects the main house to the converted annexe. Originally a coach house, this separate living space offers privacy and independence for guests or multigenerational living. It includes its own kitchen/utility room (16'0 × 12'9), living area (12'9 × 11'3), double bedroom (12'9 × 11'3) and bathroom (5'9 × 5'2), providing the perfect space for extended family or visitors. In the living room you'll also find another log burner to cosy up in front of. The upstairs landing also provides room for a double bed/sitting room if you require further bedrooms. Outside, two acres of grounds await, offering a haven for both relaxation and creativity but before you explore the maintained gardens which surround the property, you'll find a garage (18'0 × 13'6), log store and outdoor W.C. for convenience. On the left side of the home, an expansive driveway leads to an array of manicured lawns, trees and shrubs, with a delightful summer house nestled in the corner, then to the rear of the property you'll discover large grazing land and a beautiful walled vegetable and fruit garden with its own glass house. Between the summer house and the main house lies a small orchard of apple, plum and damson trees. A charming patio area directly off the kitchen and sunroom is the perfect spot for outdoor dining or simply soaking in the surroundings. Located in Wollerton, near Hodnet, this home offers the best of semi-rural living, with easy access to Shrewsbury, Telford, Whitchurch and Market Drayton for all your amenities, schools and transport needs. Enjoy days out at Fordhall Organic Farm, Wollerton Old Hall Gardens, several local golf courses and the shooting range. Manchester, Birmingham and East Midlands airports are all within an hour and a half drive away for extra travel convenience. Don't let this blooming beauty slip away, call today to arrange your viewing and make 'Crosslands' your very own slice of paradise.



Stunning Victorian home with a converted coach house in Wollerton. 2 acres of grounds, 4 bedrooms, elegant living spaces, private annexe. Perfect blend of charm and character. Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

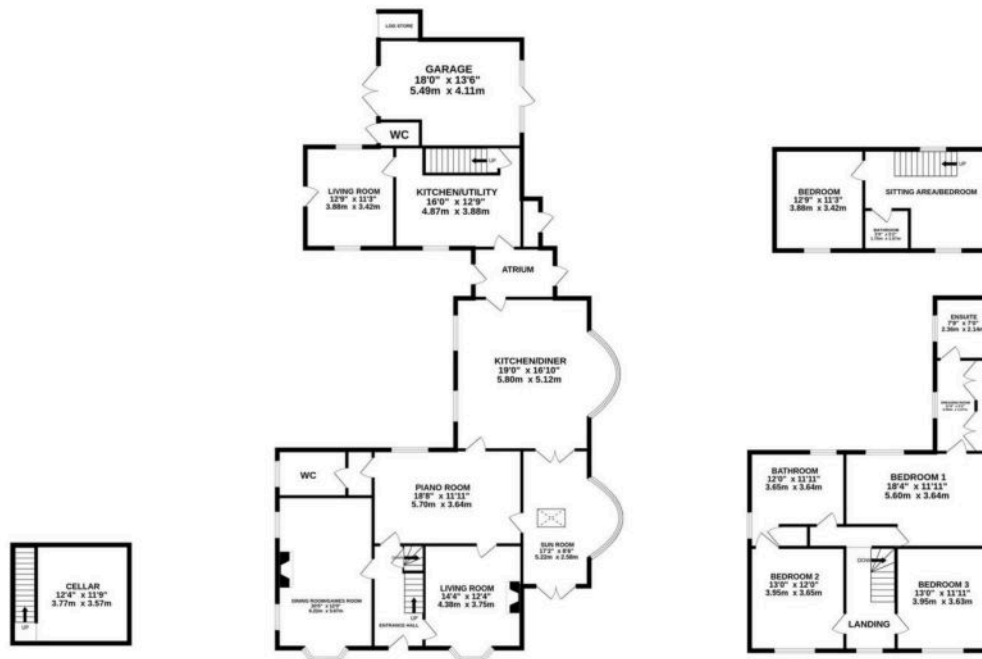
EPC Environmental Impact Rating:



BASEMENT
182 sq.ft. (16.9 sq.m.) approx.

GROUND FLOOR
2023 sq.ft. (187.8 sq.m.) approx.

1ST FLOOR
1238 sq.ft. (113.9 sq.m.) approx.



TOTAL FLOOR AREA: 3441 sq.ft. (319.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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