

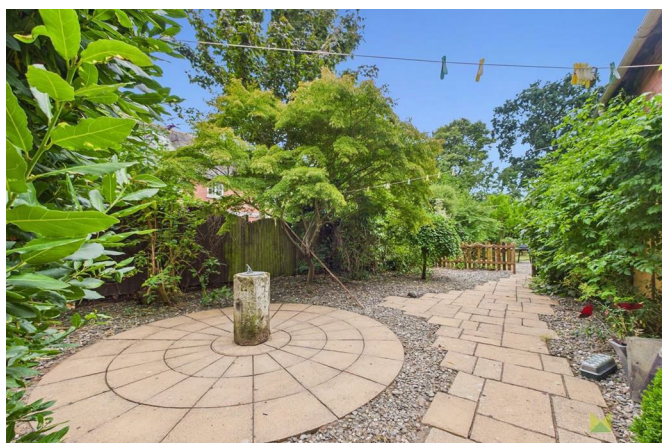
9a Petton Hall Burlton Shrewsbury SY4 5TH



4 Bedroom Barn Conversion
Offers In The Region Of £700,000

The features

- RARE OPPORTUNITY IN THE SOUGHT AFTER PETTON HALL ESTATE
- EXPANSIVE OPEN LIVING
- CONTEMPORARY KITCHEN/BREAKFAST ROOM
- DOUBLE GARAGE WITH HOME OFFICE/STUDIO OVER
- EPC RATING TBC
- SET WITHIN 1.5 ACRES OF BEAUTIFULLY LANDSCAPED GARDENS
- LOUNGE, WITH FEATURE LOG BURNER, DINING ROOM, GARDEN ROOM
- 4 BEDROOMS, BATHROOM, SHOWER ROOM AND 2 CLOAKROOMS
- PRIVATE RURAL LOCATION BORDERED BY FARMLAND



An Exceptional Home Within the Exclusive Petton Hall Estate

This stunning period residence is a true gem, offering beautifully presented and versatile living space, full of character and charm. Lovingly enhanced by its current owners, the home features light filled, open plan interiors that blend classic elegance with modern comfort.

Set amidst the idyllic grounds of the prestigious Petton Hall Estate, this impressive residence enjoys a peaceful countryside setting while being just a short drive from the historic county town of Shrewsbury. With excellent access to the A5/M54 motorway network, it offers the perfect balance of rural tranquillity and modern convenience.

The accommodation briefly includes welcoming entrance/ boot room, elegant dining hall, lounge with log burner, south facing garden room with panoramic views over the grounds, kitchen with breakfast area, ground floor shower room, 4 bedrooms, family bathroom, additional shower room and separate wc. Underfloor heating throughout and double glazed. Private driveway with ample parking, double garage with car port and upstairs studio. Further outbuildings with power and wi-fi.

This is a rare opportunity to acquire a unique character home in an exclusive and highly desirable location. Perfect for those seeking a peaceful lifestyle in a truly exceptional setting.

Property details

LOCATION

Just a short distance away lies the vibrant village of Baschurch, home to local convenience stores, a medical centre, the highly regarded Corbet Secondary School, and the popular New Inn – a well-rated pub and restaurant.

The historic market town of Shrewsbury is within easy reach, offering a rich blend of independent shops, cafés, restaurants, bars, theatres, and a lively arts and cultural scene.

Also nearby is the charming town of Ellesmere, famed for its scenic meres and canals, water sports, countryside walks, and the prestigious Ellesmere College.

This location is ideal for those seeking peaceful rural living with excellent connections to schools, leisure, and everyday essentials.

Directions - From Shrewsbury proceed on the A528 Ellesmere Road, bearing left at Harmer Hill and continue on this road. A short distance after passing through Burlton take the left hand turn signposted Petton and continue along this country lane for approximately 1 mile turning into the driveway for Petton Hall, bearing left where 9A Farquhar Stables will be found on the left hand side.

PORCH/BOOT ROOM

A spacious and practical entrance area featuring excellent built-in storage, space for appliances, a tiled floor, and a wall-mounted gas central heating boiler. Glazed double doors lead through to:

DINING HALL

A bright and versatile space, ideal for entertaining. Double French doors open onto a charming rear courtyard and morning sun terrace, while a feature glazed partition provides a lovely visual connection to the kitchen. Finished with engineered oak flooring and fitted wall lighting. Opens into

LOUNGE

A beautifully light, dual-aspect reception room with views over both the front garden and rear courtyard. The focal point is a chimney breast housing a cast iron log burner on a tiled hearth. Engineered oak flooring and wall-mounted lighting complete the space.

GARDEN ROOM

A stunning year-round retreat, this room enjoys lovely views across the gardens and benefits from a sedum roof for added insulation and eco appeal.

Featuring a tiled floor and double doors opening directly onto the garden – perfect for relaxing or entertaining.

KITCHEN/BREAKFAST ROOM

Stylishly fitted with a contemporary range of units in contrasting cream and grey tones. Includes a 1.5 bowl sink with mixer tap, integrated dishwasher and full height fridge, integrated under counter freeze, inset 5-ring Induction hob with extractor and deep pan drawers below, double eye-level oven and grill with storage above and below, tall pull-out larder and eye-level wall units with under-lighting. A Breakfast peninsula with overhang seating. A complementary run of additional units enhances the functionality of this space. Finished with tiled flooring throughout.

GROUND FLOOR SHOWER ROOM

Comprising a fully tiled shower cubicle with drench head and mixer unit, wash hand basin, and WC. Attractive tiled flooring and walls, plus a feature arched opaque window to the side.

FIRST LANDING

Accessed via an attractive Richard Burbidge wood and steel staircase from the dining hall. Features a Velux roof light, access to loft storage, and a built-in airing cupboard.

PRINCIPAL BEDROOM

A spacious, dual-aspect bedroom filled with natural light from a three Velux roof lights. Includes a wardrobe recess with hanging space and shelving, fitted dressing table and drawers, and wood flooring.

SHOWER ROOM

Well-appointed with a tiled shower cubicle featuring a drench head and mixer unit, wash hand basin set on a wooden vanity stand. Enhanced with exposed beams, heated towel rail, and complementary tiling.

BEDROOM 2

A generous double room enjoying dual-aspect windows, providing plenty of natural light. Finished with wooden flooring.

BEDROOM 3

Velux roof light overlooks the rear courtyard and garden, offering a pleasant view. Features wood-effect flooring.

CLOAKROOM

Includes WC and wash hand basin, with tiled surrounds and charming exposed beams.

BEDROOM 4

A cosy bedroom with a Velux roof light offering garden views. Wood flooring throughout.

FAMILY BATHROOM

Comprising a panelled bath with tiled surround, wash hand basin, and WC. Complementary floor and wall tiling, heated towel rail, and window.

OUTSIDE

Nestled within the stunning grounds of the exclusive Petton Hall Estate, this property enjoys an enviable setting approached via a picturesque private driveway lined with mature trees. Farquhar Stables sits proudly within a generous gravelled forecourt, providing parking and hardstanding for up to four vehicles, with additional parking extending to the side.

A detached double garage with attached covered carport offers further practical space, while external steps lead up to a superb first floor studio – ideal for use as a home office, creative space, or potential guest accommodation.

GARDEN AND GROUNDS

The gardens are a true highlight of the property extending to 1.5 acres, sun-soaked and south facing provides all-day exposure and wonderful evening sunsets. A beautifully landscaped and thoughtfully planted haven, teeming with local wildlife and designed for both visual impact and year-round enjoyment. With extensive lawns maintained by a robotic mower, a wealth of cottage-style borders, herbaceous beds, and mature specimen trees, a charming orchard with apple, plum, pear, fig, and blackberry trees and a rewilded nature area with a bird hide for peaceful wildlife watching.

At the heart of the garden is a large, shaped sun terrace, paved and gravelled, ideal for al fresco dining and entertaining, complete with large fire pit – perfect for entertaining and summer evenings. This exceptional outdoor space offers not only tranquillity and natural beauty, but also practical features for gardeners, nature lovers, and those looking to embrace countryside living to the fullest.

For those with green fingers or seeking a more self-sufficient lifestyle, the property also offers raised vegetable beds and a large composting station. There are multiple outbuildings included a log store, garden storage shed, mower and implement shed and a potting shed/workshop.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would

recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band F - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

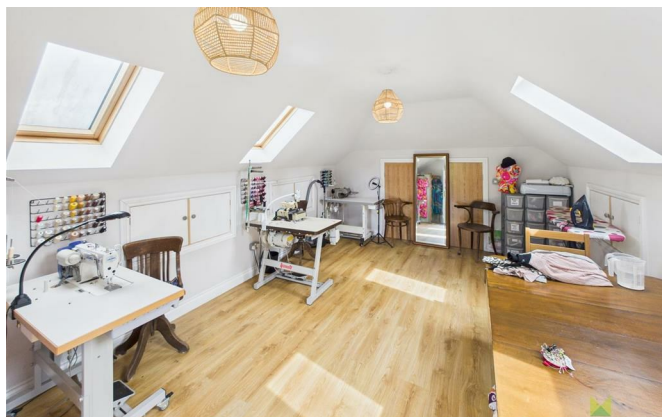
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home





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Judy Bourne

Director at Monks

judy@monks.co.uk

Get in touch

Call. 01939 234368

Email. info@monks.co.uk

Click. www.monks.co.uk

Wem office

13A High Street, Wem,
Shropshire, SY4 5AA

We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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• All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

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