



Beech Hill, Newport, Shropshire



Beech Hill, Chetwynd Road Newport, Shropshire

Summary accommodation

Ground floor Reception Hall | Drawing room | Dining room

Kitchen/breakfast room | Study | Garden room | Playroom | Pantry

Utility room | W.C | Workshop

First floor Six bedrooms | Dressing room | Three bathrooms

Grounds Two Coach houses | Garages | In all 3.78 acres.

Situation

Beech Hill is set on the edge of the northerly end of the market town of Newport. Very popular with residents, Newport is served by Waitrose, Lidl and Aldi supermarkets along with bespoke and independent local shops and a selection of national retailers. The area is noted for its highly regarded schools, both within the state and private sectors, including Thomas Telford, Wrekin College, Adams Grammar and Newport Girls High, and a range of schools and colleges in Shrewsbury. Telford and Stafford stations offer regular rail services to Birmingham and London, with the latter offering intercity access to the capital in just one hour and twenty minutes. Manchester and Liverpool airports (approx. 90 minutes) with trains running from Stafford to both cities. The M54 from Telford joins the National motorway network for onward travel and Birmingham Airport.

Distances

Newport 0.5 miles, Telford 9.7 miles, Stafford town 13 miles, Shrewsbury 18 miles, Birmingham 37 miles. (Distances and time approximate).





Beech Hill

Originally thought to have been constructed in 1801, Beech Hill is a fine Grade II listed Regency house with excellent proportions, on the edge of the popular town of Newport. Elevated and set up a long driveway, the house enjoys the rare but perfect blend of being set amongst just under four acres of grounds, yet within walking distance of a vast range of amenities.

An original Tuscan style Portico with a wide door opens to a delightful reception hall which offers access to the principal entertaining rooms. To one side, the formal drawing room provides a spacious sitting area with an open fire and pleasant south-facing views across the formal gardens. On the opposite side of the hallway is the dining room, again with an open fire and southerly aspect. Both rooms enjoy a range of original features including original fireplaces, ceiling coving, deep skirting boards and shutters flanking the deep sash windows.

Leading on from the reception hall is the rear hallway with mahogany staircase rising to first floor level, and a doorway leading to the formal study as well as a handy guest W.C. and stairs to the cellars. With half height panelling and mahogany bookcases flanking the fireplace, the study leads on to the exceptional garden room which benefits from a dining area and an entertaining area whilst there is another guest W.C. located off one end of the garden room. The kitchen breakfast room is accessible from both the rear hallway and dining room. There is a range of fitted wall and floor cabinetry set under a granite work surface with integrated appliances including hob, microwave and single oven. A doorway provides access to the back staircase which rises to the rear landing. To the rear of the house is a range of ancillary rooms including pantry, playroom, workshop and butlers pantry.

The main staircase leads up from the hallway to the galleried landing with two original stained glass ceiling lanterns. The principal suite is of superb proportions with delightful views whilst both a dressing room and en suite bathroom are located off either side. There are a further five bedrooms (two are "Jack and Jill" to a bathroom) and two further bathrooms.





The property retains an abundance of period charm and enjoys generous, well balanced living space.





Bedrooms are well proportioned with delightful views.

Motor Home

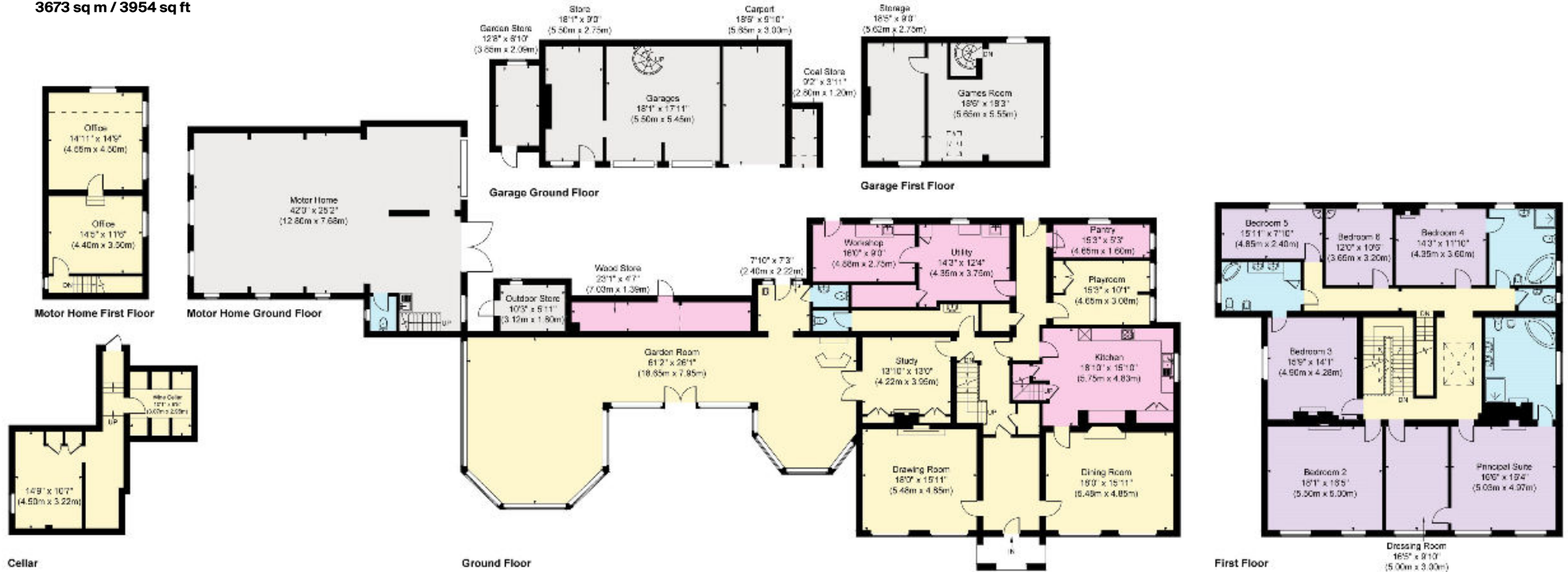
Approximate Gross Internal Floor Area
151 sq m / 1344 sq ft

Garage

Approximate Gross Internal Floor Area
3673 sq m / 3954 sq ft

Beech Hill

Approximate Gross Internal Floor Area
619 sq m / 6666 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated December 2022. Photographs and videos dated December 2022.

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History of Beech Hill

Beech Hill is strongly connected to Bishop Sir Lovelace Stamer, who was appointed Bishop of Shrewsbury in 1888 and latterly Rector of nearby Edgmond in 1896. In the latter parish, he built new schools for local children, founded a working men's club and reading rooms, and paid for a new water supply system. It is thought that Stamer's widow and children lived at Beech Hill after his death in 1908.

It is also believed that the infamous Sir Oswald Moseley spent time at Beech Hill as a child whilst growing up in nearby Market Drayton. The current owner has several historical documents including research compiled by the Newport History Society detailing records of owners and servants at Beech Hill, which provide the house with a fascinating provenance and will be passed onto the new custodian.

Gardens and grounds

The property is approached through electric double gates. The driveway leads to the front of the house and continues round to the rear courtyard. There is a large, raised south-facing terrace accessed via double doors from the garden room, ideal for entertaining. The terrace looks over the formal front gardens which lead down to a paddock, which is also accessible from the driveway.

The grounds to the rear are laid to lawn, interspersed with specimen trees. To the easterly boundary is an all weather tennis court and summer house, with the lawned area leading on to the original and fully walled kitchen garden.

The gardens and grounds provide a delightful setting, with Beech Hill sitting centrally within them. All in all, the plot totals 3.78 acres.

Overage

The property will be sold subject to an overage. Please contact the selling agent for further information.







Outbuildings

Set within an enclosed courtyard, Beech Hill benefits from two original coach houses. The motor house has been extended and improved, and now offers garaging for approximately six vehicles, whilst the first floor space now offers two useful rooms which would be ideal as a home office.

The Coach House offers a large open garage / garden store area with a spiral staircase leading to the first floor that is currently used as an additional games room with table tennis table. Adjacent is a smaller wood store.



Beech Hill, Chetwynd Road Newport, Shropshire

Property information

Services: mains electricity, gas, water and drainage. Gas fired central heating.

Wayleaves, Rights of way and easements: the property will be sold subject to and with the benefit of all wayleaves, easements, and rights of ways, whether mentioned within these particulars or not.

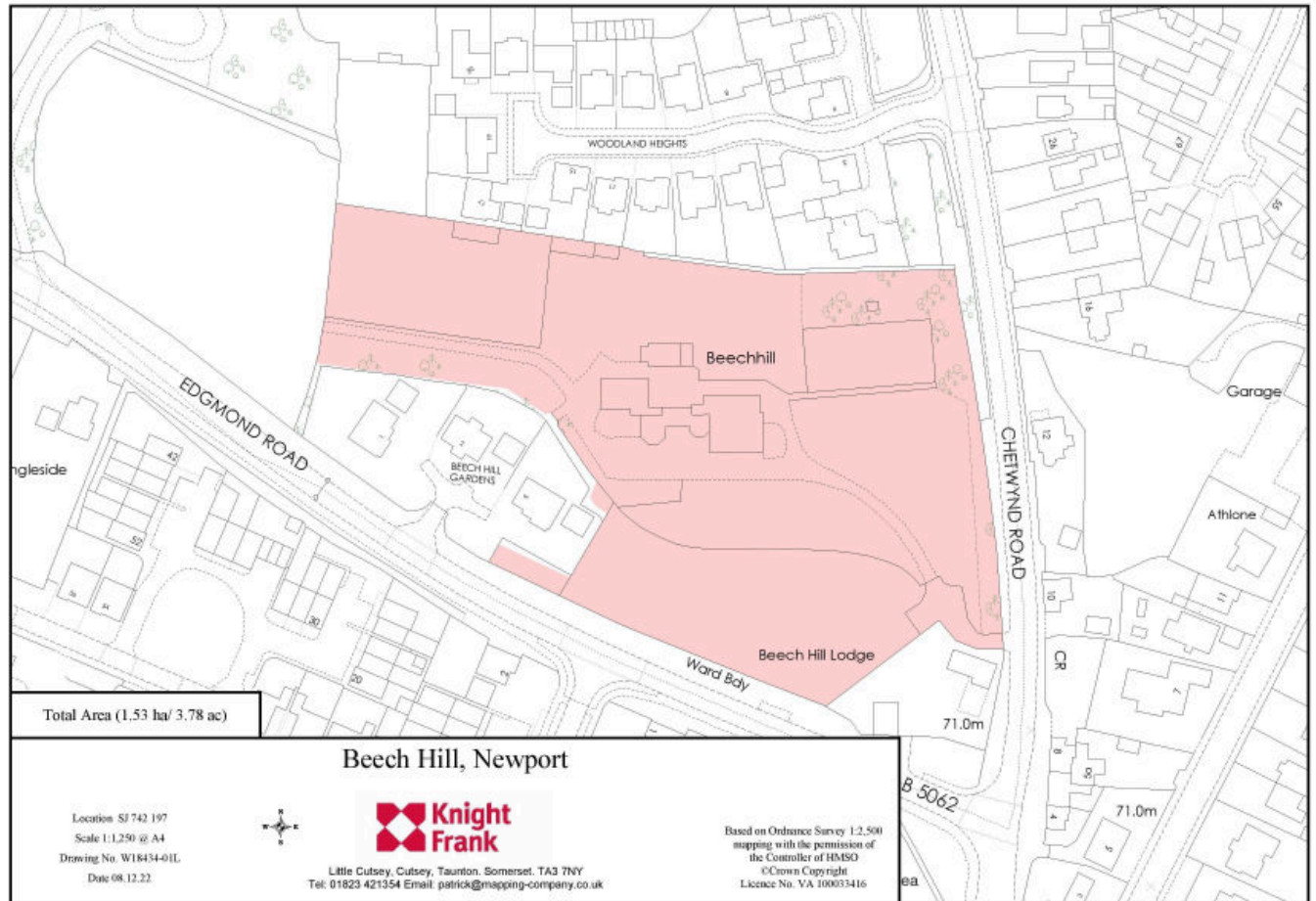
Tenure: Freehold

Local authority: Telford and Wrekin Council.

Council tax: Band E

Directions (Postcode TF10 7JZ)

From Newport High Street, proceed north along the High Street passing the Shell garage and Bridge Inn public house. At the mini island, proceed straight over and immediately on the left hand side you will find the driveway to Beech Hill, flanked by two sandstone pillars. //lushly.animates.ruffle



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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