



Spa House, Admaston, Shropshire TF5





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An elegant Grade II Listed Georgian property standing within beautiful grounds extending to approximately 2.2 acres.

Summary of accommodation

Ground Floor

Kitchen/breakfast room | Drawing Room | Dining Hall
W.C. | Utility room | Access to cellars

First Floor

Principal bedroom with en suite bathroom
Three further bedrooms | Family Bathroom | Study

Gardens and grounds

Mature gardens | Double garage | Workshop
Summer House

Tenure

Freehold

Services

Mains water, gas, electricity and drainage. Gas central heating.

Local Authority & Council Tax Band

Telford and Wrekin Council & Council Tax Band E



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Accommodation

Spa House is a beautiful Grade II listed residence with origins believed to date back to the late 1600's. The property was remodelled in 1765 to a neo-classical style, which included the construction of the impressive front portico and fabulous Doric columns. The Admaston spring was a prominent mineral spring in Shropshire, and was the location of a popular spa from the mid-18th century until the late 19th century. In 1835, the Admaston Spa Hotel was run from the building, before it was later turned into a prestigious residential property.

Lovingly renovated and immaculately finished, Spa House retains a wealth of elegant original features with modern infrastructure and conveniences. The front door opens to a large impressive reception hall with gorgeous solid wood flooring. Doors lead to the principal reception rooms and the superb Coalbrookdale Cantilever staircase rises to the first floor galleried landing.

The drawing room, with its high ceiling and twin French doors, looks out over the beautiful South Facing landscaped gardens. The hand crafted York Stone fireplace, with Tudor rose (acknowledgment to the properties origins) is a poignant focal point. The kitchen/breakfast room has a range of fitted units and integrated appliances including a Siemens pyrolytic double oven and Neff Hob, along with granite worktops and a pleasant dual aspect looking over the lake and gardens. There is a separate utility room nearby which doubles as a cloak room, along with a W/C and a door from the inner hall, out to the garden.

Four bedrooms, along with a useful study room and large family bathroom are found on the first floor. The principal bedroom is of particular note, elegantly decorated and with dual aspect windows overlooking the gardens. The en suite bathroom is well appointed with the same high ceilings as the bedroom. Bedroom two is an elegant guest room, with handmade fitted panelled wardrobes and wonderful views over the grounds.







Gardens and grounds

The gardens provide an amazing environment for Spa House. Mature trees stand within sweeping lawn areas whilst more formal gardens are found close to the house, creating individual areas of interest. The garden is part walled with well maintained, mature planted borders providing colour and interest all year long. There is a large South facing, floodlit patio area next to the house, perfect for outdoor entertainment and alfresco dining. To the East of Spa House is a lovely ornamental pond and brook with a path leading to the double garage and private parking. Within the grounds is a wonderful hand built summer house surrounded by a mature orchard of productive fruit trees. Completing the outbuildings is a useful workshop.





Total Area - 0.89 ha / 2.20 ac

Location

Found within the village of Admaston, with its public house, post office and convenience store, Spa House offers a peaceful environment whilst providing easy access to modern amenities and conveniences. There is an abundance of outdoor activities available on the doorstep, with opportunity to hike locally up the The Wrekin, one of Shropshire's most iconic natural landmarks whilst having National Trust sites such as Attingham Park and Benthall Hall to visit.

Nearby Wellington provides a superb range of amenities including supermarkets, public houses, restaurants, a library and sports facilities. The town has a thriving local community offering a wide range of activities throughout the year.

Local Schooling includes Adams Grammar, Newport High School for Girls, St Peter's Bratton C of E Academy, William Brookes in Much Wenlock, Thomas Telford, as well as Old Hall School, Wrekin College, Shrewsbury High School and Shrewsbury School.

Admaston is well placed for commuting to a number of business centres including Wolverhampton, Birmingham, Telford and the county town of Shrewsbury. The M54 is within 6 miles and provides further links to the Midlands, M6 and M6 toll road.

Directions (TF5 0DJ)

From Junction 6 M54 proceed in the direction of Wellington/Shawbirch, continue on the A5223 Whitchurch Drive to the Shawbirch Roundabout, take the first exit and continue on to Admaston. Turn left into Admaston Spa, where the property can be found through a set of black gates.

What 3 Words: [encroach.exploring.update](https://www.what3words.com/en/encroach.exploring.update)

Spa House

Approximate Gross Internal Floor Area
 Main House = 217 sq M / 2341 Sq Ft
 Cellar = 22 Sq M / 236 Sq Ft
 Garage = 40 Sq M / 430 Sq Ft
 Workshop and Summer House = 20 Sq M / 215 Sq Ft
Totalling = 299 Sq M / 3222 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 August 2023. Photographs and videos dated August 2023.

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