



The Old Vicarage, Great Ness, Shropshire

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# The Old Vicarage, Great Ness, Shrewsbury, Shropshire **SY4 2LE**

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A handsome former vicarage set in private grounds on the edge of a delightful Shropshire village

The Old Vicarage is surrounded by beautiful unspoilt North Shropshire countryside. Opposite Gt Ness Church, which offers a monthly service, the quintessentially British village setting provides a peaceful location within easy reach of the main routes for commuting and is situated north of Shrewsbury and close to the village of Nesscliffe, known for its pro-active community, and close to the popular village pub, The Three Pigeons, and Nesscliffe Hill Country Park featuring Kynaston's Cave, a popular walking area. The towns of Shrewsbury and Oswestry are equidistant and both offer excellent amenities including medical centres in the nearby villages of Knockin and Baschurch; supermarkets, bespoke shops, restaurants and cafes. Train stations are found in Shrewsbury, and close to Oswestry, in Gobowen, offering onward travel to Chester, London, Manchester and Birmingham. The county towns of Chester and Shrewsbury, along with Telford and Midland business centres are also within easy commuting distance. Regional airports include Birmingham, Liverpool and Manchester. There are a number of highly regarded schools in the area, both within the private and state sectors, including Adcote Girls School, Ellesmere College, Oswestry School, Moreton Hall and Packwood Haugh, along with Shrewsbury and Oswestry colleges and schools. The surrounding countryside offers many opportunities for cycling, riding and walking.



5



1



4

EPC

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0.56  
acres





## The Old Vicarage

Built using local sandstone in 1800 for the 3rd Duke of Atholl's daughter and her husband, the Vicar of Ness, The Old Vicarage features many of the typical Georgian nuances of large rooms with decorative ceiling roses and cornicing. Built to be spacious and comfortable, with grand proportions and a heightened sense of space and light, many of the rooms feature sash windows, cast iron radiators and fireplaces. The current owners have lovingly undertaken a sympathetic and thorough refurbishment including a complete renewal of the roof, installing double glazing within sash casements, replacing door and window furniture in keeping with the period of the property and the addition of an Amdega conservatory looking out towards the church yard and onwards to Nesscliffe Woods and Hopton Hill.

Typical of its era, the grand entrance door, with antique knocker, opens into a symmetrically balanced home with generously proportioned reception rooms to the left and right. An elegant drawing room with large open fire and tall sash windows, and original shutters, leads into a light conservatory with ascending views towards the Shropshire Hills. To the left, and originally the Vicar's study where parishioners and farmers would visit to pay their tithes, is a warm and south facing, naturally lit dining room, with fireplace and access via a trap door to one of the two sandstone wine cellars. Conveniently, the kitchen is accessed off, and has an oil fired Rayburn which complements the Bosch double ovens, fridge, microwave and dishwasher providing a wonderful preparation area for more formal meals as well as a more casual eating area. A back door opens to the south westerly part of the garden, which continues onwards wrapping around the house and with tall hedging and mature trees, providing privacy to this delightful home. Opposite the kitchen, and to the right of the staircase, a large sitting room with continuing high ceilings, beautiful cornicing and ceiling rose, creates an inviting and comfortable entertaining area centred around an open fire, and featuring three tall windows which frame the church and allow light to flood the room. A pantry, cloakroom and W.C., and cupboard (with entrance to the second cellar) complete the ground floor.







The property features many Georgian elements, including spacious rooms adorned with decorative ceiling roses and cornices.







## First Floor Accommodation

The staircase leads to a mid level landing, off which is a bathroom, with bath, bidet, shower and built in double storage cupboards, a characterful study with beamed sloping ceiling, and a W.C.

Continuing upwards, the staircase opens onto a large landing area leading to the five high ceilinged bedrooms, all with views onto the gardens and three with wash hand basins, and two with original fireplaces.





## Garden and Grounds

Cobbles featuring the initials, H.C., a much beloved vicar in the 1800s, can be seen in front of the wooden entrance gates which open onto a deep, shingled driveway leading to the front of the house with beautifully landscaped gardens wrapping all around the house with separate upper and lower level lawns, and a pathway to the back porch and outbuildings.

A former granary presents a number of opportunities for development, and alongside, is a separate brick and sandstone workshop, with log store adjoined separately. Steps from the conservatory lead onto the lower lawn, and originally, steps led to the upper level lawn via a wrought iron gate. The landscaped garden with stocked borders and a summer house are enclosed by mature trees and sandstone walls.

A hard standing area, reached via a separate cobbled drive, provides ample additional parking and storage under a 3 bay carport and storeroom / workshop, ideal for classic car collection, hobbies, and workspace.



## Agents note

There is a right of access for the neighbouring property (to the west of The Old Vicarage), allowing the occupants to pass over part of the courtyard in front of the garaging for The Old Vicarage both on foot and in a vehicle. There is a shared maintenance agreement in place.

The owners are considering their options in respect of entering an overage agreement onto the outbuildings and the adjacent hardstanding. Please ask the agents for further information.

## Property Information

Tenure: Freehold

Services: Mains water and electricity is connected. Private drainage.

Local Authority and tax band: Shropshire Council. Band G.









# The Old Vicarage

## Great Ness, Shrewsbury

### Directions (Postcode SY4 2LE)

Taking the A5 north from Shrewsbury and continuing to the Felton Butler roundabout, take the 3rd exit at the roundabout signposted Nesscliffe and after a short distance, taking the second right hand turn, signposted Adcote Girls School, and continue into the smaller village of Great Ness, taking a left turn before Nesscliffe Church; The Old Vicarage can be found on the left, at the end of the no through road leading to the Church.

What3Words - dancer:tonailty:culminate

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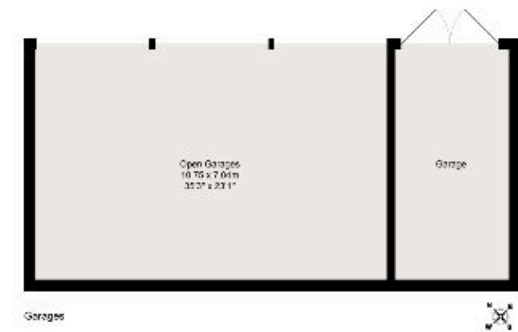
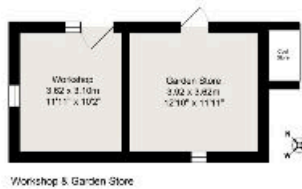
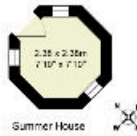
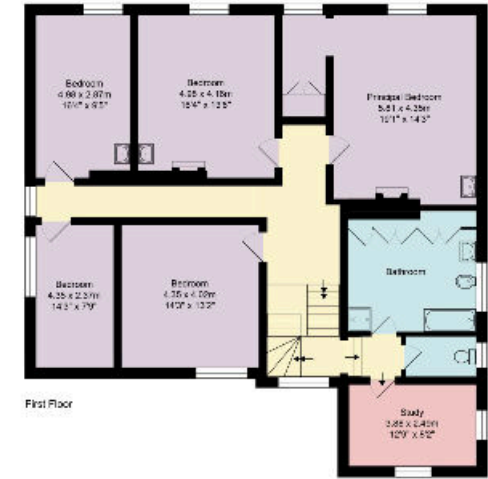
I would be delighted to tell you more

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The Old Vicarage, Great Ness, Shrewsbury SY4 2LE  
 Approximate Gross Internal Area  
 House & Cellar= 363 / 3915 Sq Ft  
 Garages= 104 / 1126 Sq Ft  
 Workshop, Garden Store & Summer House= 34 Sq M / 370 Sq Ft



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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