



Castle Hill  
Winnington, Shropshire







# Castle Hill

Mucklestone Road, Winnington,  
Shropshire, TF9 4DW

A superbly presented 5 bed equestrian property within glorious mature landscaped gardens & rolling countryside on the Shropshire / Cheshire / Staffs borders.

- GF: Lobby, reception hall, drawing room, dining room, open plan kitchen / sun room, play room, utility, snug, study, WC x 2.
- FF: Master bed with dressing room & en-suite; guest bed with dressing room & en-suite.
- 3 further double beds, family bathroom, galleried landing.
- Tree lined private driveway to front parking sweep & triple garage. CCTV installed.
- Stunning formal gardens with oak gazebo, tiered water garden with wildlife pools, stream & woodland walks.
- 6 box brick Stable Yard, tack & feed room, hay barn, muck heap, secondary vehicle access to yard.
- 40m x 20m outdoor arena, P & R fenced.
- Access to miles of outriding via bridleway to end of drive.
- In all about 8 acres. 3 grass paddocks & a field shelter.

Distances (approx.)

Loggerheads 1m | Woore 2.5m | Market Drayton 5m  
Nantwich 12m | Crewe 13m | Stafford 17m  
Shrewsbury 25m





### Situation

The Shropshire border hamlet of Winnington is located within easy reach of popular municipalities of Cheshire and Staffordshire, being only a short drive from Nantwich, Crewe and just 30 minutes from Stafford Station. This makes London Euston reachable from the doorstep in around 1 hour 50 minutes travelling time. The property is surrounded by a number of popular food & drink establishments including highly regarded pubs and restaurants. Local amenities include shops & supermarkets, the nearest being just a 4 minute drive to the village of Loggerheads.

For Equestrians, there are a number of equestrian attractions locally including Somerford Park, Bolesworth, Tushingham, Field House Equestrian Centre, Eland Lodge Equestrian Centre, Staffordshire County Showground, with Bangor and Uttoxeter Racecourses being equidistant. Hunting locally is with the North Staffordshire hounds, with adjacent packs being the Cheshire and North Shropshire hunts, the property is near the apex of the three hunt countries. Local sports attractions include some highly regarded golf courses at Hawkestone, Hill Valley. There are a number of rugby, cricket and football clubs in the local area.

### Description

Castle Hill stands in an idyllic elevated yet well-hidden position. From the entrance, the property is unknowingly approached along a sweeping driveway; passing by the pasture, manège and mature broadleaf trees that surround. Arriving at the front of the property, visitors are immediately struck by the immaculately landscaped gardens which surround the house itself, thought to be predominantly of Victorian construction. There is a large treble garage, and recently installed CCTV. The vendors have installed a perimeter pulse-training fence for pets.







## Accommodation

### Ground Floor

The house is entered through the lobby, a light area which leads into the reception hall, a spacious area with double doors, ideal for entertaining. Further ahead, the bespoke kitchen is open-planned to an oak-floored sun-room, commanding views across the magnificent mature gardens. The kitchen is equipped with base and wall mounted units, granite work surfaces and a central oak-topped kitchen island; a traditional oil-fired AGA and also electric double oven & convection hob. Leading on to the second lobby, referred to as the 'play room', that includes numerous storage cupboards and leads into the utility room/rear entrance to the patio area. There is a staircase leading up to a self-contained fifth bedroom or office with W/C below.

To the west wing of the house is a spacious study room containing its own wood burning stove, with a further small office currently used for computing. Leading further on, the snug with oak floor and wood burning stove has views to the front garden. There is an additional downstairs W/C with wash basin and storage cupboard.

The south wing of the house consists of a large sitting room, with double dual aspect windows looking to the gardens. There are French windows leading out to the southern patio. Leading on in to the dining room, a formal room with a large double bay window with double doors to a superb view across the gardens.



### First Floor

The staircase leads up to a large landing. The landing has excellent views to the front of the property through character windows, and is currently furnished as an upstairs lounge area. The Master bedroom is a spacious room which leads on to a dressing room, with large



inbuilt wardrobes. The En-suite bathroom is well equipped, with a high quality roll-top bath, double shower, twin sinks and w/c. The second/guest bedroom is also a large room with views to the front of the property, leading on through a dressing room with in-built wardrobe storage; to an En-suite bathroom with double shower, bath, sink and w/c.

The third bedroom is a good size double bed with storage cupboard and views to the front of the property. The fourth bedroom is a double with three dual aspect windows looking across the rear gardens. The family bathroom is a spacious area with high quality fittings including a roll top bath and free-standing wash basin, and w/c.

### Gardens & Grounds

The immaculately kept gardens provide a fantastic setting, with superbly landscaped lawns, flower beds and shrubberies. There are a number of mature fruit trees, broadleaf trees and deciduous species including yew and pines. The centrepiece of the grounds is the tiered water-garden.

The larger top pool provides a tranquil setting for sitting, and is bordered to the east with bright blooming snowdrops in the spring. The larger pool has recently been dredged and will last for a the foreseeable future; it is fed by a stream and runs on to feed a number of lower pools by series of landscaped weir channels, leading to the lowest of the four pools which has a centre island used by wildfowl for nesting. To the north of the property there is a formal kitchen garden with raised beds, further fruit trees, shrubs a greenhouse.







### Equestrian facilities

Castle Hill has wonderful equestrian facilities for family or professional use. There is an attractive yard consisting of six brick-built stables, feed & tack rooms, with good hard standing which falls gently to the centre with a drain and central raised bed and mature tree. The yard is secure, with post and rail fencing, and is alarmed with modern laser-beam system that can be disabled if required. The stableblock has been newly re-wired. To the rear of the yard is a hay barn, and a recently installed quality double bay muck clamp, of concrete, steel and sleeper construction. To the west of the property is the manège, measuring 40 x 20m with a high quality silica sand & carpet fibre surface. The outriding is superb, with a bridle path leading directly from the stable yard to the rear, taking a route to the village of Ashley and leading to a network of country lanes.

### Land

The property encompasses approximately 8 acres of good pasture, which has been well kept and is post and railed into a number of individual paddocks, ideal for turnout. The paddocks are served with automatic water drinkers. The paddocks have also recently been installed with permanent electric fencing.



### Services & Local Authority

Mains electricity & water. Note: newly installed 32ml higher volume per minute water supply installed. Private drainage via septic tank. Oil central heating. Double glazed throughout. Newcastle-Under-Lyme Borough Council. Council Tax Band G EPC – D

### Directions

From Market Drayton, follow the A53 east bound. After approx. 2 miles turn left onto the B5415. At the end of the road, at the B5026 turn right. After 0.5 miles the property can be found on the left, signposted 'CASTLE HILL'.





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