



Ashdale House  
Whitchurch | Shropshire





# Ashdale House

Ash Road, Whitchurch  
Shropshire, SY13 4DG

A superb opportunity to acquire a substantial residential property with ancillary accommodation, superb equestrian facilities and 8.79 acres.

- A spacious 6-bedroom property with leisure facilities and extensive gardens.
- GF: Reception hall, kitchen/breakfast room, large utility/boot room, 4 reception rooms, large conservatory, leisure complex, games room.
- FF: Two large double bedrooms, both with walk-in wardrobes, large family bathroom, one double bedroom with shower en-suite and three further double bedrooms.
- Large double garage with potential for further accommodation, subject to pp.
- Outbuilding with three 1-bed flats, all with kitchens and living space.
- Steel portal framed building with stables, horse walker and tack/feed rooms.
- Steel portal framed lean-to with stables and 2 solariums.
- Well fenced and secure paddocks. In all about 8.79 acres.
- A further 36.78 acres available by separate negotiation.

## Approximate distance in miles:

Whitchurch 2m | Malpas 8m | Market Drayton 10m  
Nantwich 13m | Shrewsbury 21m  
Chester 23m | Wrexham 17m | Manchester 55m



## Location

Ashdale House is located along Ash Road, just a short distance from the A525 Whitchurch by-pass. The by-pass has excellent links to both the A41 linking Chester to Newport and the A49 linking Shrewsbury to Tarporley. Both roads go beyond to major motorways including the M53, M54 and M56.

The nearby Market Town of Whitchurch is only a short distance and includes a wide range of day to day amenities including a number of major grocery stores, pubs, coffee shops, restaurants, retail shops and local deli's. Whitchurch has nursery, primary and secondary schools available, including the well-respected The White House School and Sir John Talbot's School. Further afield are Ellesmere College, Shrewsbury School and Adams Grammar.

Whitchurch is blessed with excellent sporting facilities, including rugby and cricket. Both clubs compete to a high standard and have teams of all ages with youth coaching most weekends. There is a gym, spa and two golf courses at the local Hill Valley with more golf courses at Hawkstone Park and Carden Park.

Local Equestrian attractions include Horse Racing at Aintree, Chester, Haydock and Bangor on Dee. The area is outriding heaven with quiet country roads and local attractions including Brown Moss. Gallop and arena facilities are available at nearby Hellshall Grange, Southview and Marbury Equestrian Centre.





## Description

Ashdale House is set back from Ash Road and accessed via a sweeping driveway. The property is of brick construction under a slate roof and has undergone various extension and modernisations by the previous owners. The house is a significant size and offers the possibility of developing the internal area further to enhance the living space.

The ground floor consists of a porched entrance leading to the main reception hall. There are three large reception rooms off the hallway, all with open fireplaces and sash windows. The Kitchen is located in the heart of the ground floor, with integrated appliances, including fridge freezer, dishwasher, ovens and microwave. Beyond the kitchen is another large reception room, which could be considered as the main living area and/or potential for creating a new kitchen/living space. Adjacent is a large utility, laundry room and WC.

Attached to the original house is a large conservatory, which links the original property to the modern extension. The conservatory is a large space, perfect for entertaining, with an integrated BBQ and double doors leading onto the patio area. The conservatory has sliding doors leading into the leisure suite, which originally housed an indoor swimming pool. The pool has since been professionally covered; however, we understand this can be taken up and the original pool put back to use. Beyond the pool room is a shower and changing rooms. There is also a large games room adjacent. All in all, this space creates a perfect entertaining area for children and friends.



The first floor consists of six double bedrooms, one with a shower en-suite and two with walk-in dressing rooms. The dressing room adjacent to Bedroom three was in the process of being converted to another en-suite. Although these works have not been completed, the majority of plumbing works are installed. There is a large family bathroom off the main landing. This floor has plenty of potential to create further bathrooms and larger bedroom suites if necessary.

Surrounding the property are mature gardens with an array of flower beds, lawned areas and hedgerows.

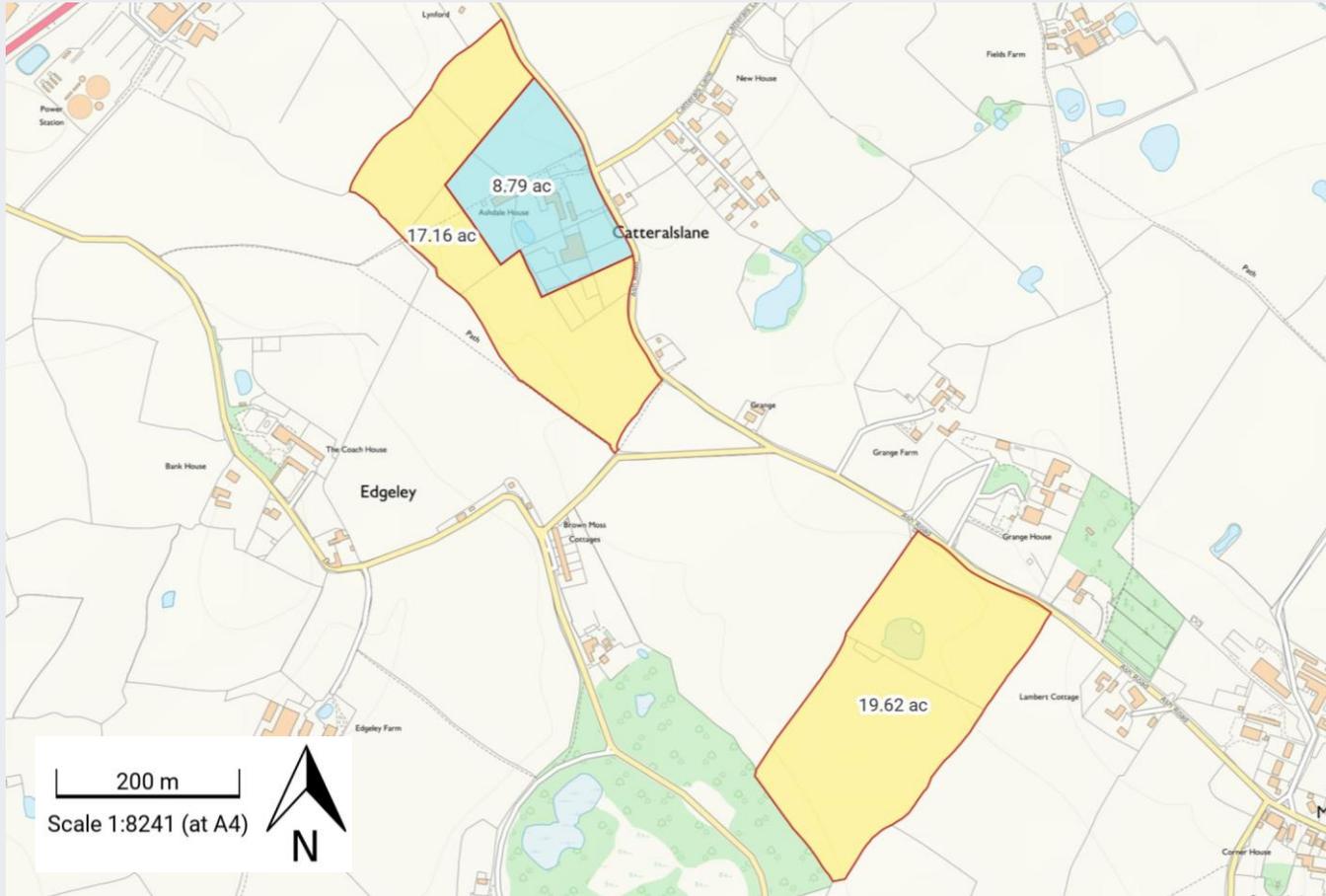
### Outside

Adjacent to the property is a double garage and opposite is a brick constructed building under a slate roof. This building contains three 1-bed flats, all with kitchen and living facilities. These flats have been used in conjunction with the equestrian facilities. The building also contains a secure tack room and workshop.

The main equestrian facilities are housed within a large steel portal framed building. This building has 14 stables of which the majority are Loddon standard sizes with two fouling boxes. There is a secure tack room, wash bays and horse walker. There is a steel constructed lean-to adjacent, housing 8 Loddon stables with 2 wash bays and solariums. The vendor reserves the right to take some of the stables, to be negotiated with buyer.

Within one of the fields is a steel constructed building with open sides to one elevation, perfect for indoor cover and storage.





### Land

The land surrounding the property equates to 8.79 acres in total. There is a mixture of small turnout paddocks and larger fields for grazing.

There is an additional 17.16 acres adjacent and a nearby field of 19.62 acres, both available by separate negotiation.

### Services

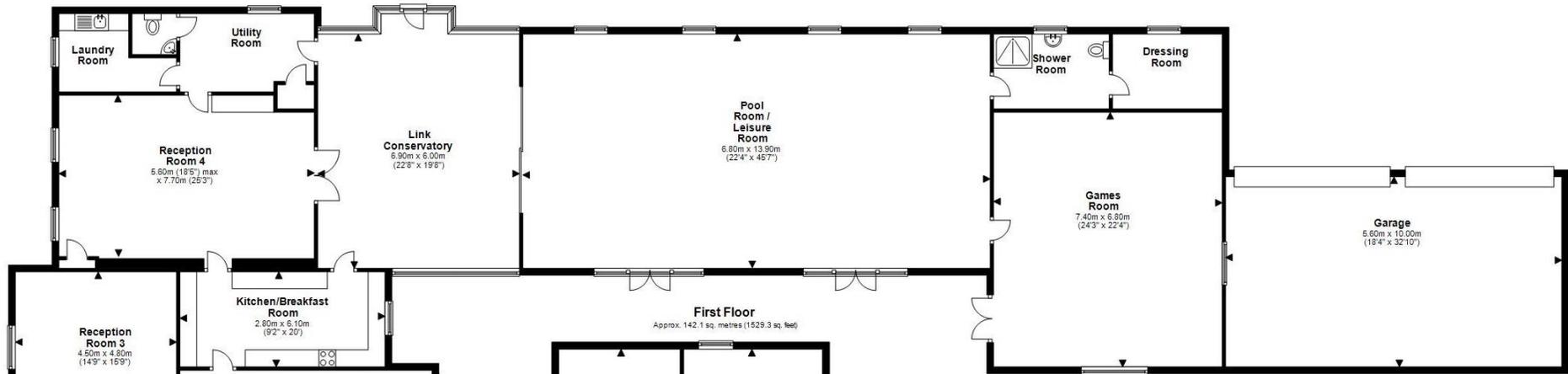
- Mains water and electricity
- Oil fired central heating
- Private drainage

### Viewing

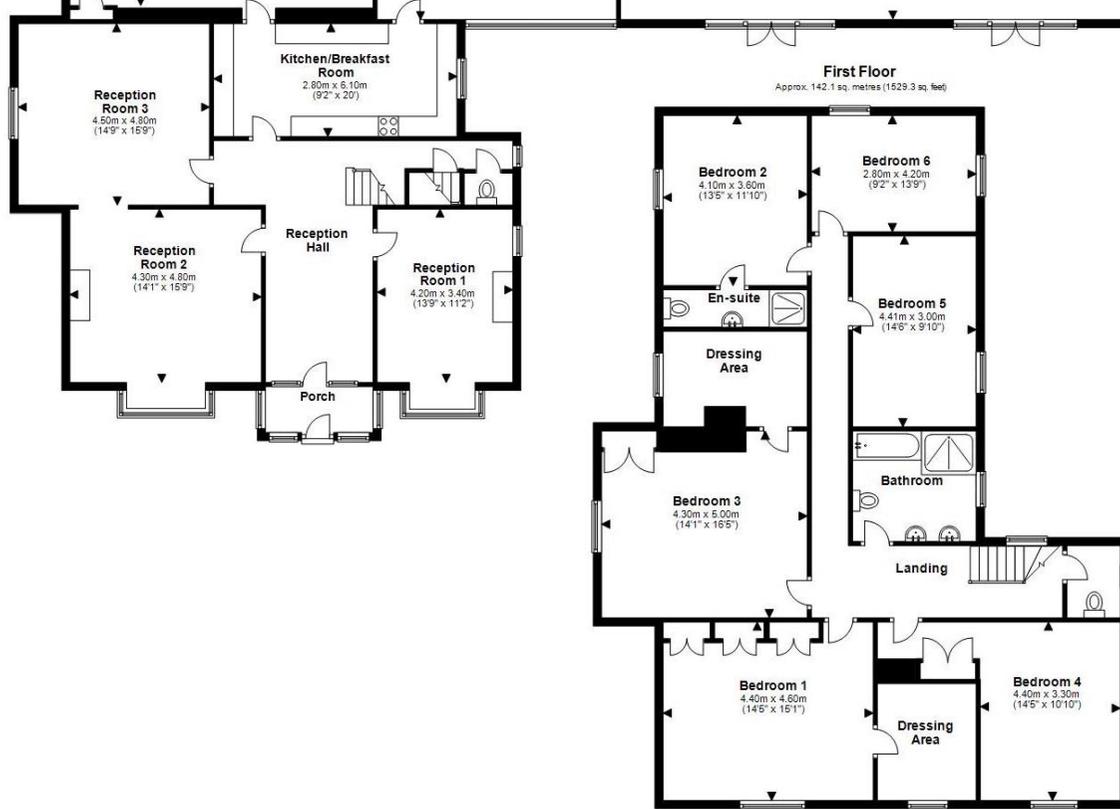
Strictly by prior appointment with the agents Jackson Property on 01948 666695 or 01743 709249.



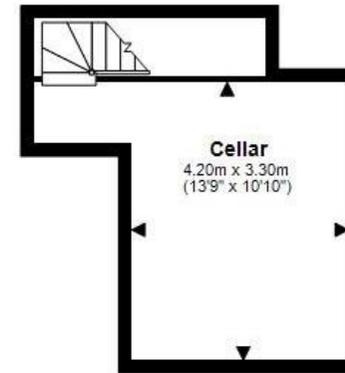
Ground Floor  
Approx. 460.4 sq. metres (4956.0 sq. feet)



First Floor  
Approx. 142.1 sq. metres (1528.3 sq. feet)



Cellar  
Approx. 18.6 sq. metres (200.3 sq. feet)



Shropshire (Head Office)  
 Franks Barn  
 Preston on Severn  
 Uffington  
 Shrewsbury, SY4 4TB  
 01743 709249

Cheshire  
 Handley House  
 Norbury Town Lane  
 Whitchurch  
 Cheshire, SY13 4HT  
 01948 666695

Website:  
[jacksonequine.com](http://jacksonequine.com)  
[jackson-property.co.uk](http://jackson-property.co.uk)  
 Email  
[info@jackson-property.co.uk](mailto:info@jackson-property.co.uk)

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