



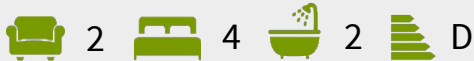
ARCOT HOUSE STYCHE

| MARKET DRAYTON | SHROPSHIRE | TF9 3RB



Arcot House is a wonderful, spacious Grade II Listed, period family home located near Styche Hall in a quiet rural location with countryside views. The accommodation comprises reception hall, living room, dining room, breakfast kitchen and W.C. There are four bedrooms, two bathrooms and the property has double glazed windows and LPG heating. There is plenty of parking and a double garage. The town of Market Drayton is within easy reach as are excellent road links.

Offers in the region of £550,000



- Spacious, Four Bedroom Family Home
- Rural Location with Idyllic Views
- Ample Parking with Double Garage
- Communal Grounds and Lake
- Viewing is Highly Recommended
- Grade II Listed Property

LOCATION - MARKET DRAYTON

The property is located in the hamlet of Styche which is about 3 miles from the centre of Market Drayton. The town is a thriving North Shropshire Town with a weekly market that dates back to 1245 when Henry III granted a charter for a weekly market. The town has a wide range of leisure and shopping facilities, canal and marina. There are local primary & a secondary schools, swimming pool and a range of sports clubs.

Market Drayton is located between Shrewsbury & Stafford and has excellent road access to Telford, Whitchurch and the Potteries. The main West Coast rail line linking London, Birmingham, Manchester and Scotland can be easily accessed from either Stafford or Crewe stations which are within 30 minutes of the property. There are commuter stations located at Whitchurch, Shrewsbury, Wem & Telford / Wellington.

There are 4 international airports located in Birmingham, East Midlands, Manchester & Liverpool. These are all accessible by Taxi or car.

GENERAL REMARKS

Halls are delighted to be instructed to sell Arcot House by private treaty.



Arcot House is located on the Clive Park Estate which dates back to the 1760's. Styche Hall which is the main home on the estate was the home of the Clive family. The property was originally stables and was converted in 2008. It has spacious accommodation to approx. 1,250 ft². There are high ceilings to the ground floor, two reception rooms, cloaks with W.C, breakfast kitchen, four double bedrooms and two modern bathrooms. There are enclosed gardens, parking and a double garage. From the front of the house are wonderful views across the countryside.

PROPERTY DESCRIPTION

The property comprises a reception hall /dining area with doors leading to the living room which has a feature fireplace with open fire, sash windows to the front, side and French doors to an enclosed courtyard style garden which still feature the original gates that would have led into the old courtyard. Off the reception hall is a utility area and cloakroom with W.C. The property has a large breakfast kitchen with a wide range of base and wall mounted units, work tops, drainer sink unit and central island. There are integrated appliances, sash window to the front and side door leading to the garden.

The stairs ascend from the reception hall to the first floor landing. There is a master bedroom with sash windows with excellent views, fitted wardrobes and a new fitted en-suite shower room which comprises large shower, wash hand basin and W.C. There are three further bedrooms with sash windows with wonderful views and a family bathroom which comprises P-shaped bath, High flush W.C and wash hand basin. The property has LPG heating and double-glazed windows.



OUTSIDE AND GARDENS

The property is located at the end of a shared private lane to its own drive and parking area for many cars. The property also has a double garage. To the front is a lawn and to the side off the living room is an enclosed courtyard style garden. Off the kitchen is a 2nd patio garden that leads to the main enclosed garden.

To the rear of the estate is an area of communal gardens and an ornamental lake where residents can sit and enjoy the surroundings.

DIRECTIONS

Leave Whitchurch on the A41 towards Wolverhampton. At Tern Hill crossroads turn left. Continue towards Market Drayton, go straight over the Muller factory roundabout and continue for a further mile. Turn left signposted Longslow, Styche and Calverhall. Follow the road for approximately 3 miles. Proceed past a crossroads to Longford and continue, take the left hand turn. Follow this road round to the right passing paddocks and a walled garden on your right, and Arcot House will be found on the right hand side with a parking area to the front.

WHAT 3 WORDS

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ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, St Marys Arcade 13 - 17 High Street, Whitchurch, SY13 1AZ.
WH18 210926

COUNCIL TAX - SHROPSHIRE

The current Council Tax Band is 'E' on the Shropshire Council Register.

LOCAL AUTHORITY - SHROPSHIRE

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.

SERVICES - ALL

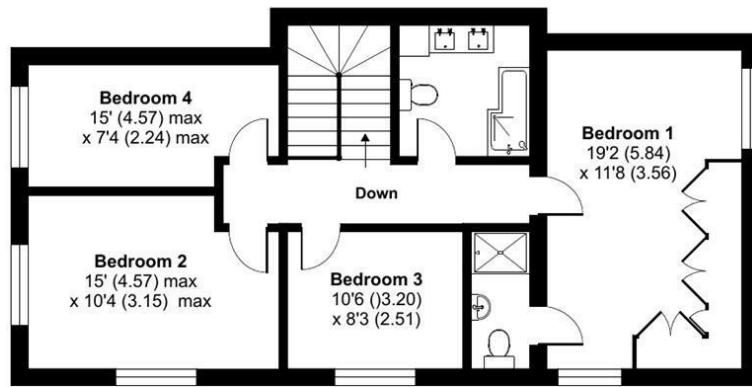
We believe mains water and electricity are connected to the property. Drainage is to a shared septic tank and heating is via an LPG fired boiler.

TENURE - FREEHOLD

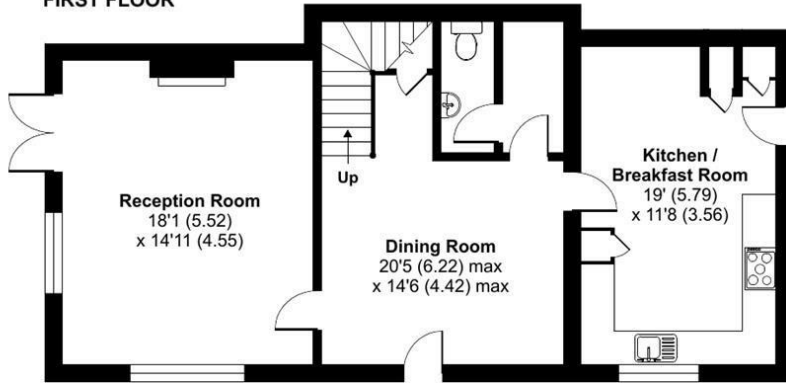
We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

Service Charge – Monthly Charge of £75 and a 1 off annual payment of £100 to cover septic tank and maintenance of communal areas.

Approximate Area = 1640 sq ft / 152.4 sq m
 Garage = 358 sq ft / 33.2 sq m
 Total = 1998 sq ft / 185.6 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2025. Produced for Halls. REF: 1386897

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



WHITCHURCH SALES

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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

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