



Spensford House
Loppington | Shrewsbury | Shropshire | SY4 5NG

STEP INSIDE

Spenford House

Occupying approximately 0.64 acres of beautifully maintained gardens and grounds, with far-reaching countryside views, this exceptional home enjoys the feel of a rural retreat whilst remaining at the centre of village life.

Believed to date back to at least 1640, Spenford House has been sympathetically restored and enhanced by the current owners, preserving its rich character whilst introducing stylish interiors. From its striking timber-framed façade and historic brick chimneys to its elegant living spaces and landscaped gardens, the property offers a rare blend of history, charm and practicality.

Morning Room

A solid timber entrance door beneath an oak-framed porch opens into a welcoming Morning Room. The exposed timber frames and reclaimed oak flooring of this impressive central space showcase the living history of this historic building.

Dining Room

The dining room is a beautifully proportioned, light filled large reception room with oak flooring and is centred around a stone fireplace with wood-burning stove. French windows open to the gardens and views over the Shropshire countryside.

Lounge

The generous lounge provides a warm and inviting setting for family life, featuring windows to front and back, direct access to the gardens and an impressive inglenook-style fireplace with original bread oven, incorporating an original 1640 wooden date stamp and a wood-burning stove.

Kitchen

The kitchen/breakfast room is well equipped with a tiled floor, fitted units, integrated appliances, and breakfast bar seating. Dual aspect windows give views across open countryside.

Laundry Room and Wet Room

Beyond the kitchen, the utility room provides valuable additional storage and laundry facilities with a roof light,

glazed modern exterior door and limestone tiles. The wet room has limestone floors and a low profile shower and is ideal for busy family life, guests or those returning from outdoor pursuits in the surrounding countryside.

First Floor Accommodation

The first floor is arranged around a generous central landing and offers four double bedrooms and four bathrooms, creating an unusually flexible layout for a period home.

The current owners have successfully utilised part of the accommodation as Bed and Breakfast accommodation, although the arrangement is equally suited to family living, visiting guests or multi-generational occupation.

Principle Bedroom Suite

Occupying a generous position within the house, the principle bedroom is a light filled and spacious retreat benefitting from fitted storage and a well-appointed luxury bathroom suite with Milano Elizabeth drenching shower, automatic LED lighting, double basin sinks and heated flooring.

Bedroom Two

A substantial double bedroom suite enjoying excellent proportions and an abundance of natural light with dual aspect windows. It benefits from a feature en-suite shower room with gold drenching Milano Elizabeth shower, automatic LED lighting and heated flooring.

Bedroom Three

A charming double bedroom with its own en suite shower room with chrome Milano Elizabeth drenching shower, automatic LED lighting and heated flooring.

Bedroom Four

A further double bedroom with views to the village and access to the Jack and Jill family bathroom.

Family Bathroom

A superb Jack and Jill bathroom with marble floor, large drenching bath with TV and LED lighting.





SELLER INSIGHT

The current owner fell in love with Spenford House when she first visited Loppington to exhibit at a craft fair in the village hall opposite the house. "I knew that many of the houses in the village are owned by one of the local landowners and don't come up for sale very often, plus as it's such a desirable village, I just assumed my chances of getting it were very small."

However, dreams do come true, and after renting it for a few months the owner decided to sell. At the time the house had been fairly neglected and required a lot of time and expense to be restored to it's former glory. (Previous owners have included a Lieutenant Colonel and a Junior Wimbledon winner!) Fortunately the new owner is an award-winning interior designer and she has relished the challenge of the renovation, bringing new light and life to the building and creating .

"What I love most about Spenford now is the flow of the house, the light-filled rooms, the new garage apartment, the beautifully landscaped grounds and the outdoor lighting that comes on automatically from dusk until dawn. It really is a remarkable house, and I have been incredibly proud to watch it develop from a tired, unloved building into a beautiful country residence."

One of her favourite memories was creating the new landscaped gardens and opening up the view to the countryside and the Shropshire hills beyond. The house and garden have since been the backdrop to many memorable gatherings.

"The house is at its absolute best when it is full of people — whether I'm hosting one of my parties, coffee mornings or craft workshops. I'll miss my B&B guests and their wonderful comments, and even the people passing by who stop to admire the house and tell me how much they love what I've done."

What the owner will miss most though is the community she has been made part of in Loppington. "I have made some really wonderful friends in the village as well as friends in the surrounding villages. I'm part of a walking group and we go out twice a week — there are always plenty of chats, laughter and, inevitably, a pub visit afterwards!"

Then there are my regular trips to the polo club at Baschurch, where I seem to end up chatting to polo players and visitors — many of whom already know my house!

Leaving Spenford will be emotional because it has become so much more than a house. It has been my home, my project, my business, a place to welcome people, entertain friends and create memories."

*The owner is now searching for her next project. "My passion has always been rescuing historic buildings and breathing new life into them. Spenford was one chapter — a huge, challenging and incredibly rewarding one — and now I feel that my next calling is waiting for me elsewhere..."**

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Outside

Spensford House sits within approximately 0.64 acres of its own beautifully maintained garden and grounds that complement the character of the house perfectly.

A sweeping gravel driveway providing extensive parking and access to the triple oak-framed garage. Above the garage is additional accommodation with a bathroom, offering potential as a home office, gym or studio. Further outbuildings provide plenty of additional storage and workshop space.

The gardens have been thoughtfully landscaped with mature planting and a variety of areas for relaxation and entertaining. Two separate decked seating areas have been positioned to make the most of both the far-reaching countryside views and the more private corners of the grounds.

Flexibility and Future Potential

One of the defining features of Spensford House is its versatility. Two bedrooms within the main house are currently used for Bed and Breakfast accommodation, demonstrating the property's potential to generate supplementary income while retaining its character as a private family home.

The opportunities extend further still. Planning permission has been granted for the construction of a self-contained oak-framed annex, creating exciting opportunities for multi-generational living, guest accommodation, home working, additional leisure space or as a holiday let. Approved plans additionally provide scope to extend the kitchen to create a large open plan living and entertaining space. Planning has also been passed to create a Juliet balcony from bedroom two.





Location and Lifestyle

Loppington is one of North Shropshire's hidden gems, surrounded by rolling countryside, quiet lanes, footpaths and bridleways. At the heart of village life is the award-winning Dickin Arms, complemented by an active local community and village hall.

The nearby towns of Wem, Ellesmere and Oswestry and Whitchurch provide a range of everyday amenities, whilst the county town of Shrewsbury, approximately 16 miles away, and regarded as one of England's finest country towns, offers excellent shopping, leisure and cultural facilities.

For families, the area is particularly well served by a range of highly regarded schools. Nearby primary schools include Newtown C of E Primary School and Baschurch C of E Primary School, both popular village schools with strong community links. Secondary education is available at the highly regarded Thomas Adams School in Wem, one of North Shropshire's most respected schools with an excellent academic reputation and sixth form provision.

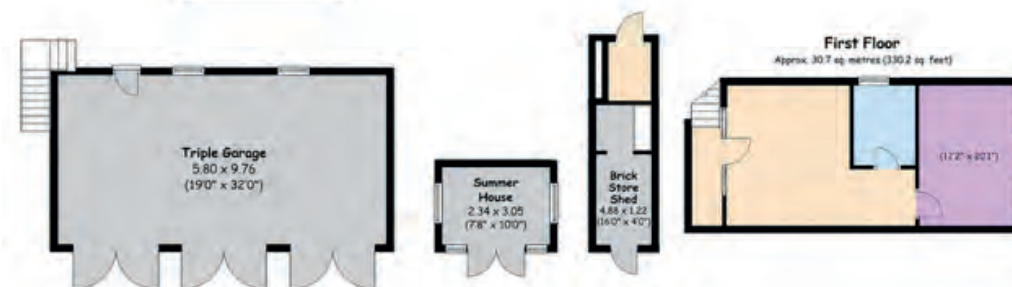
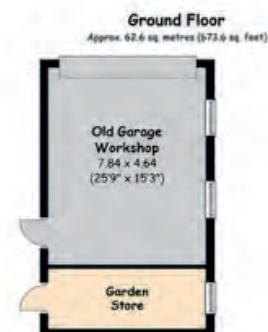
The area is also well placed for access to a number of leading independent schools. Packwood Haugh School, one of the region's most respected preparatory schools, lies within easy reach, whilst Shrewsbury School, Shrewsbury High School and Moreton Hall School offer outstanding independent education and attract pupils from across the country and overseas.

Despite its idyllic rural setting, Loppington remains remarkably well connected. Rail services are available from nearby Wem and Yorton stations, whilst Shrewsbury provides direct links to Manchester, Birmingham, Cardiff and connections onwards to London. The regional road network also offers convenient access to Cheshire, North Wales and the Midlands.

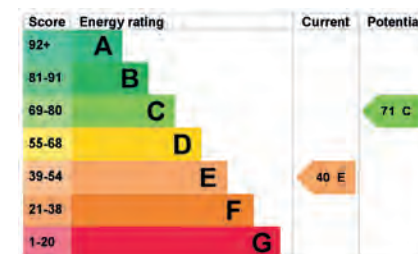
Life at Spenford House offers the increasingly rare combination of heritage, community and countryside living, together with the convenience of excellent schooling, transport links and everyday amenities close at hand.



Total area: approx. 216.9 sq. metres (2335.0 sq. feet)



Total area: approx. 131.2 sq. metres (1411.9 sq. feet)





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