



£690,000 Guide Price

Hinton Court, Hinton, Shrewsbury

Barn Conversion | 3 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- 3 Bedrooms, Master with En-suite
- Grade II Listed Barn Conversion
- Luxury Outdoor Heated Swimming Pool
- Enormous Nature Pond & Waterfall
- Unspoilt Rural Setting with No Onward Chain
- Uninterrupted Panoramic Outlooks
- Spectacular Approx. 2.2-Acre Grounds including Paddock

Property Description

A magnificent Grade II barn conversion, commandingly positioned within approx. 2.2 acres of private, landscaped grounds. Expansive living spaces & exquisite period detail, including exposed brickwork & original beams, this residence offers a rare synergy of architectural heritage & luxury leisure.

Main Particulars

Hinton Court is a magnificent Grade II Listed barn conversion, commandingly positioned within approximately 2.2 acres of private, landscaped grounds and paddock. Characterised by expansive living spaces and exquisite period detail, including exposed brickwork and original beams, this residence offers a rare synergy of architectural heritage and luxury leisure. Featuring a heated outdoor swimming pool and a spectacular nature pond with a waterfall and gazebo, the estate provides a private sanctuary in an unspoilt rural locality. Offered with no onward chain, this property represents a unique opportunity for those seeking a home of immense character and versatility.

Porch | Dining room | Lounge | Sitting room | Kitchen/breakfast room | Utility room | Downstairs shower room | Three bedrooms (En-suite to master) | Family bathroom | Outside Swimming pool | Paddock

Hinton Court is an exceptional countryside retreat that masterfully balances the rustic charm of its heritage with a sophisticated, contemporary lifestyle. The home is defined by its wealth of character, with exposed timber beams and textured brickwork seamlessly integrated throughout the spacious layout. The arrival experience begins with a formal porch leading to a suite of generous reception areas, including a welcoming dining room and a cosy lounge. The true heart of the home is the magnificent drawing room, a masterclass in barn architecture featuring soaring vaulted ceilings and dramatic apex beams that create an impressive setting for grand-scale entertaining. This is beautifully complemented by a charming orangery, which serves as a light-filled vantage point over the manicured grounds and the swimming pool area.

The culinary centre of the residence is a stylish breakfast kitchen, thoughtfully designed with premium integrated appliances, granite worktops, and a central focus on both form and function. This space is supported by a practical utility room and a modern downstairs shower room, adding to the home's excellent versatility. The first-floor accommodation remains true to the property's aesthetic, housing three bedrooms. The principal suite serves as a luxurious haven, enjoying elevated rural views and a private en-suite shower room, while a refined family bathroom serves the additional bedrooms, each echoing the home's signature blend of historic warmth and modern comfort.

The outdoor space at Hinton Court is a meticulously curated masterclass in landscape design, offering an impression of absolute tranquillity and seclusion. Approached through a private entrance of brick walling and wrought iron gates, the gravelled driveway provides extensive parking and the potential for a garage construction, subject to the necessary consents. The rear of the property is a resort-style oasis, featuring a heated outdoor swimming pool enveloped by a wraparound sun terrace and a dedicated pool house, ideal for alfresco dining and summer-long gatherings.

Beyond the leisure suite, the grounds unfold into flowing manicured lawns and mature borders that burst with seasonal interest. A defining feature of the estate is the enormous nature pond, a thriving ecosystem framed by mature trees, complete with a charming mini-waterfall and a picturesque bridge leading to a private gazebo.

Extending beyond the formal landscaped gardens is a substantial paddock of approximately 1.38 acres, providing excellent grazing or equestrian potential. While this

land is included in the sale to complete the estate, the vendors are open to selling the property without the paddock should a prospective purchaser prefer the residence with just the formal grounds. Combined, the estate enjoys uninterrupted, far-reaching views over the open fields of this idyllic rural locality, delivering a country lifestyle of the highest calibre.

Council Tax Band: F (Shropshire Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Private Garden

Location

A serene and highly sought-after position within the idyllic hamlet of Hinton, nestled just seven miles from the historic heart of Shrewsbury. Residents enjoy the very best of village life with the nearby community of Pontesbury just over a mile away, offering a comprehensive suite of local amenities including the Mary Webb School, a medical surgery, independent bakeries, & traditional pubs. The estate serves as a premier gateway to the Shropshire Hills, with an abundance of scenic bridlepaths & walking trails virtually on the doorstep.

Beyond its tranquil borders, the property offers superb accessibility to the wider region. The vibrant county town of Shrewsbury is a short drive away, providing a sophisticated array of boutique shopping, fine dining, & cultural landmarks like Theatre Severn & the Quarry Park. Strategic road links via the A5 & M54 ensure seamless travel to the West Midlands & beyond, with the major hubs of Chester and Birmingham both within easy reach.

Important Notice

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and you should take advice from your legal representatives and Surveyor.

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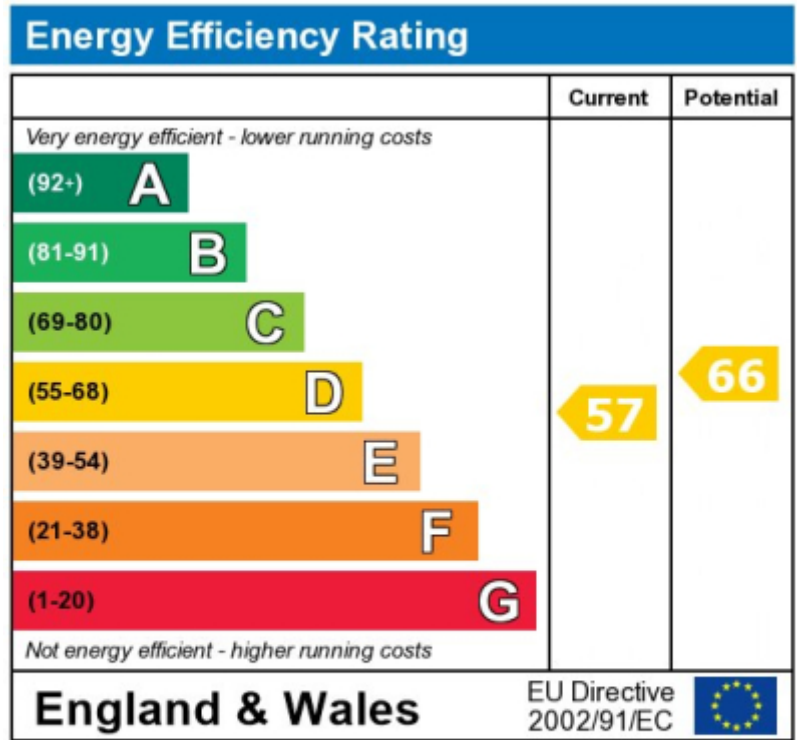
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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