

FOR SALE



Bridge House, Brownhill, Ruyton Xi Towns, Shrewsbury, SY4 1LR



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



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Offers in the region of £475,000

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Energy Performance Ratings

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



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 Shrewsbury office:
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An exceptionally well appointed and fully renovated Grade II listed detached period house providing spacious accommodation with appealing gardens in this popular village location.



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Mileages; Oswestry - 9.1 miles, Shrewsbury - 10.4 miles, Telford - 23.8 miles, Chester - 34.6 miles (all distances are approximate)



3 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



- Popular village location
- Close to amenities
- Beautifully renovated
- Spacious accommodation
- Ample parking & outbuildings
- Generous Gardens

DIRECTIONS

From Shrewsbury proceed north along the A5 Nesscliffe by-pass and on arrival at the roundabout proceed straight ahead. Continue along and at the next cross roads take the right turn sign posted Ruyton Xi Towns. Follow this road into the village and past the monument on the left hand side. Head straight through the heart of the village, proceed up the bank and continue along until reaching the mini roundabout and the property will be identified on the left hand side.

SITUATION

The property is located towards the outskirts of the village, whilst having the benefit of being within a short distance of many of its amenities which include pubs, shop/post office, primary school and the well known Packwood Haugh preparatory school. Quickly accessible is the larger village of Baschurch which provides a further selection of amenities and the popular Corbett school. Commuters will note that the county town of Shrewsbury is easily accessible via the A5 as is Chester to the north. Further road links allow Telford, Wrexham and the motorway network to be readily accessed.

DESCRIPTION

Bridge House is a truly impressive and beautifully restored and renovated detached period house which has undergone an extensive scheme of improvement to an exacting standard. Originally a farmhouse built during the 1800's the property was then converted into a pub until the current owners have converted it back to a house and completed a full scheme of renovation over the last couple of years. The property has been completely re-wired as well as having a brand new central heating system installed which includes underfloor heating to the majority of the ground floor. All new windows have been installed and are in keeping and sympathetic to the age of the property. The property has retained numerous character features including a wealth of exposed wall and ceiling timbers, restored and revealed feature brick work whilst all the internal doors are now oak. The floor coverings are of a high standard throughout being either Egyptian limestone tiles, oak boarded or high quality bleach resistant carpet. The owners have introduced a Bose surround sound system to the ground floor accommodation and second floor master bedroom and en-suite. The fittings to the kitchen and bathrooms are of a high level specification and quality and will no doubt be of high appeal to purchasers. Outside there is large driveway gravelled parking area with further parking section to the side. The gardens are an attractive feature offering a generous sun terrace with adjoining flowing lawns allowing all purchasers potential to introduce their own designs and ideas.

ACCOMMODATION

A panelled part glazed entrance door leads into:

ENTRANCE HALL

With Egyptian limestone tiled flooring, glazed floor panel with view down to cellar and oak door off and to:

GUEST WC

With Egyptian limestone flooring and a white suite comprising of low level WC, built in airing cupboard housing the Tempest hot water cylinder. Panelled part glazed door leading through to:

FEATURE IMPRESSIVE KITCHEN DINER

9.17m x 6.15m narr.to 3.76m [30'1" x 20'2" narr.to 12'4"]
With Egyptian limestone flooring and providing a range of in-frame shaker style units comprising of soft close cupboards and drawers with Kashmir white granite work surface over and incorporating a Belfast sink unit with inset granite drainer and mixer tap over, granite splash. Eye level plate rack. SMEG range style cooker with double oven and grill and warming tray with 7 ring gas hob unit over and tiled splash. Integral fridge, useful corner carousel cupboard, integral SIEMENS dishwasher. Exposed beams to ceiling, further tall fitted storage cupboard, fitted shelf, range of inset LED lighting.

DINING AREA

With Egyptian limestone flooring, wealth of exposed ceiling timbers and feature exposed brick work to one wall, fireplace with slate hearth and JOTUL log burning stove with exposed stone work behind. Panelled part glazed access door leads into rear garden. Access door to cellar and part glazed door to:

SPACIOUS LOUNGE

11.86m x 4.37m [38'11" x 14'4"]
With fitted high quality carpet and two way log burning stove set on slate hearth with part exposed brick chimney breast. Beams to ceiling. Snug seating area with inset framing for flat screen television.

UTILITY

2.82m x 2.06m [9'3" x 6'9"]
With limestone flooring and providing an extended range of eye and base level units comprising cupboards and drawers with a Kashmir white granite work surface over and incorporating a one and half bowl sink unit and drainer with inset granite drainer with mixer tap over, space and plumbing for washing machine, space and plumbing for American style fridge freezer.

FROM THE KITCHEN DINER

Steps lead down to:

CINEROOM/OFFICE

4.29m x 4.34m [14'1" x 14'3"]

Stone staircase leads down, with inset spotlights, recess framing for flat screen TV, stair well lighting, display lighting to recess.

From the kitchen a panelled oak door leads down to the:

FRONT ENTRANCE VESTIBULE

With part glazed panelled front entrance and staircase rising to:

FIRST FLOOR LANDING

With oak boarded flooring and character exposed sandstone wall and ceiling timbers. Doors off and to:

BEDROOM 2

4.39m x 3.53m [14'5" x 11'7"]
With oak boarded flooring and built in storage cupboard with fitted shelving and light point.

FAMILY BATHROOM

With limestone flooring and providing a white modern suite comprising of low level WC, wash hand basin set in vanity unit with marble top and storage cupboard and drawer under. Limestone tile panelled jet spa bath and separate shower cubicle with mains fed shower and splash screen, limestone tiles to wall, shaving connection point.

BEDROOM 3

3.76m x 3.18m ext.to 4.32m [12'4" x 10'5" ext.to 14'2"]
With vaulted ceiling with exposed beams, oak boarded flooring and door to:

EN-SUITE SHOWER ROOM

With slate flooring and a white suite comprising low level WC, wash hand basin set on vanity unit with storage cupboards under, part tiled walls and tiled splash, shower cubicle with rain water style head and sliding splash screen, extractor fan.

BEDROOM 4

4.17m x 3.53m [13'8" x 11'7"]
With oak boarded flooring, beam to ceiling, built in wardrobe with lighting, understair storage cupboard.

FROM THE FIRST FLOOR LANDING

A panelled oak door leads through to a carpeted stair case leading to:

BEDROOM 1

4.09m x 4.37m [13'5" x 14'4"]
With exposed beams, velux roof light, slightly sloping ceiling, glass panel to stair well and part glazed oak door to:

FEATURE EN-SUITE BATHROOM

4.62m x 3.48m [15'2" x 11'5"]

With porcelain flooring, exposed timbers, be-spoke "His" and "Hers" wash hand basins set in twin vanity unit with marble top and storage cupboards and drawers under. Low level WC, a cast iron slipper roll top bath set on clawed feet with feeder shower connection, separate walk-in large shower cubicle with mains fed shower and rain water style head with custom made splash screen. Part tiled walls and tiled splash. Extensive range of built in deep wardrobes.

OUTSIDE

The property is set on a corner plot with pedestrian access to the front over sandstone steps leading to a gravelled pathway. Vehicular access is available to the rear and this is through twin timber entrance gates which leads onto an extensive gravelled driveway providing parking for numerous vehicles and giving pedestrian access to the rear of the property and gardens. Further vehicular parking is available to the side over a gravelled and patterned concrete area.

THE GARDENS

To the front the gardens are extensively lawned with low maintenance borders and an attractive sandstone wall. Gated access then leads to the rear where the majority of the rear and side gardens can be found. Immediately to the rear is a large flagged stone sun terrace with timber pergola and climbing plants offering fantastic outdoor entertaining space with an individual toughened glass panel admiring an outlook down the well with climbing natural ferns. Adjoining the sun terrace is then a large flowing lawn allowing all prospective purchasers an excellent opportunity to incorporate their own designs and tastes. Useful garden store built of sandstone under a slate tile roof. External cold water tap. Off the driveway is a useful outbuilding split in two offering as follows:
STORE 1 [8'6" x 9'7"]
STORE 2 [8'2" x 8'4"] with light points.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these sale particulars are included in the sale. Fitted carpets are included in the sale price.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. Gas fired central heating system. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, Tel: 0844 448 1644 . Council Tax Band 'F'.

TENURE

Freehold although purchasers must make their own enquiries via their solicitor.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, SY1 1QJ. Tel: 01743 236444.