



The Old Smithy, Ryton, Nr Shifnal, Shropshire, TF11 9JN

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A most attractive Victorian country cottage residence occupying a secluded and private situation

LOCATION

Ryton is a delightful Shropshire village within convenient reach of both Wolverhampton and of Telford. There is a wide range of facilities and amenities available in Albrighton. There is a variety of schools in both sectors within travelling distance. The Old Smithy occupies a very secluded position and when travelling from the Wolverhampton to Shifnal road can be found by continuing straight on at the fork in the centre of Ryton and at the bottom of the hill turning right into the small lane where there is a property on the corner and this is then the second house on the right after that.

DESCRIPTION

The Old Smithy is a most attractive Victorian cottage dating originally from around 1890 with subsequent additions so that it now offers spacious accommodation of some considerable character. It was rewired approximately twenty years ago with new circuit breakers being fitted two years ago. There is central heating from an LPG gas supply with the tank concealed in the front garden and there is double glazing almost throughout.

The property is approached over a blue brick path leading from the parking area which will accommodate three cars and the path winds through trees and shrubs. There is a mature front garden with lawns, crazy paved paths, many flowering and ornamental trees and shrubs and ornamental pool. Behind the pool is a barbeque area with a roof of cedar shingles. The Old Smithy has an attractive elevation constructed of brick with tiled roof with matching tiles overhanging the ground floor and leaded casement and dormer window. It has a Tyrolean rendered elevation.

ACCOMMODATION

The front door gives access to the KITCHEN which has a range of cream panelled units with light oak butchers block tops and including glazed Belfast sink, integrated Hygena dishwasher, integrated refrigerator, Diplomat range cooker with two ovens and grill, four ring gas hob and plate warmer, matching wall and display cupboards and concealed Worcester combination boiler for central heating and domestic hot water and part ceramic wall tiling. There is a laminated floor and beyond

a pleasant DINING CONSERVATORY enjoying views over the garden. There is a panelled inner hall with SHOWER ROOM having basin, WC and fully tiled shower with Triton electric shower unit. The SITTING ROOM has a canopy stove with artificial log effect set in a brick surround with oak timber above, front window, double opening casements to the rear garden and beamed and raftered ceiling. The FAMILY ROOM has a log burning stove in a carved mahogany surround set in a brick chimney breast, two front windows, double opening casements to rear garden and a beamed and rafted ceiling. At the end is an extensive UTILITY ROOM with range of fitted cupboards with laminated top, fully glazed on three sides and with part ceramic wall tiling, also door to garden.

A panelled staircase divides on the half landing, one section giving access to TWO DOUBLE BEDROOMS both having built in wardrobes and rafted ceilings. The other section of the staircase leads to TWO FURTHER BEDROOMS both having built in wardrobes and rafted ceilings. The BATHROOM has a soft cream suite of shaped bath with telephone shower, vanity unit with cupboards below and ceramic tiled top, WC and part ceramic wall tiling.

OUTSIDE

The delightful rear garden has a shaped and sloping lawn with a honey suckle clad pergola at the rear and a row of tall leylandii along the back boundary. The rear is protected by an area of wooded hillside which could be purchased by separate negotiation if required. There is a paved terrace at the rear and a raised patio at the side of which steps give access to a door in the side boundary wall which leads to the road.

SERVICES

We are informed by the Vendors that mains water, electricity and drainage are connected and there is an LPG gas supply.

COUNCIL TAX BAND D - Shropshire Council.

POSSESSION Vacant possession will be given on completion.

VIEWING Please contact the Tettenhall office.

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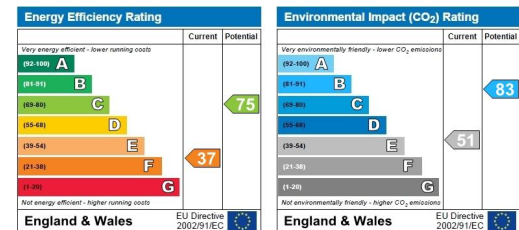
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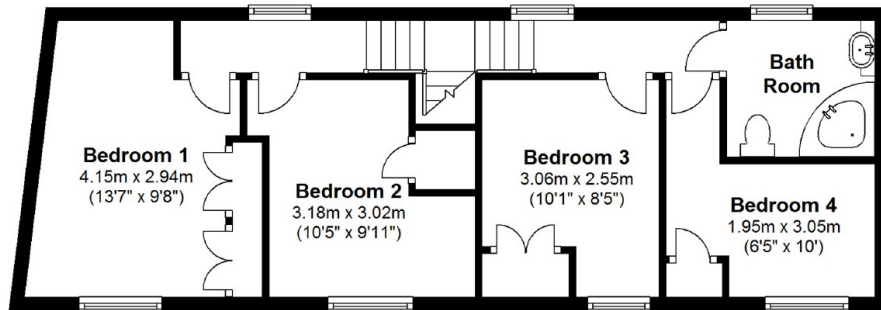


IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.

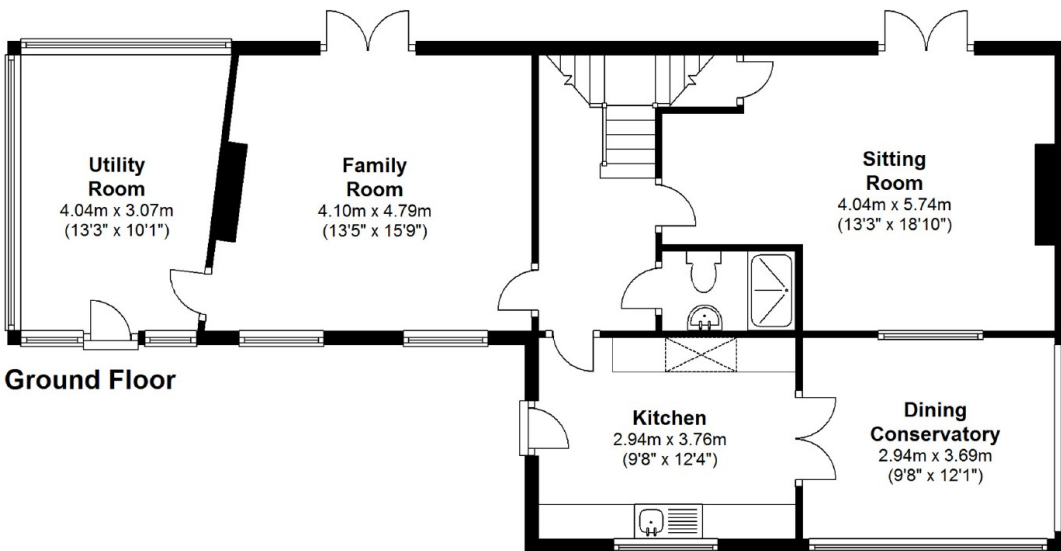
THE OLD SMITHY RYTON

Approx Overall Floor Area
133.1sq.m 1433sq.ft.

FOR GENERAL GUIDANCE ONLY
NOT TO SCALE



First Floor



Ground Floor



