



Dorryl House, Shawbury Heath

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Dorryl House, Shawbury Heath, Shrewsbury, SY4 4EA

Offers in the Region of £675,000



A most beautifully presented three Bedroom Detached House standing on a garden / paddock plot of approximately 2 acres and benefits from a Large Detached Workshop Unit. Fronting the A53 making it convenient for the Village of Shawbury and the County Town of Shrewsbury.

- Beautiful Detached House
- Tastefully Presented Throughout
- Lounge, Breakfast Kitchen
- Three Bedrooms
- Cloakroom, Bathroom
- Detached Workshop / Garage Unit
- Gas CH, Double Glazing
- Beautiful Gardens and Paddock



Brief Description

With tasteful, beautifully presented accommodation throughout, Dorryl House is approached over a gravelled frontage leading to the Canopy Entrance Porch with door opening into the spacious Entrance Hall with stairs off to the first floor, Cloakroom with modern two piece suite and door into the Lounge, a warm attractive room with Inglenook housing a wood burning stove, plenty of natural light streaming in from a window on the side and a walk-in bay window.

From the Hall a further door leads into the generously proportioned Breakfast Kitchen, which is a particular feature within the property, and again has a generous amount of natural light coming in from French doors and windows. There are an excellent range of high quality drawers, base and wall mounted units with complementary working surfaces incorporating a Belfast style sink unit, glazed display cabinets and shelving; integral dishwasher, oven, electric hob and hood over, space for a washing machine and feature Inglenook housing a built-in Aga with space for log storage to either side along with shelving to one side and further units to the other.

Stairs, with a turn and window, ascend to the first floor Landing - of good size with shelving and a built-in airing cupboard. Bedroom One has a built-in wardrobe, window and French doors opening to a balcony with beautiful views over the garden and paddock. Bedroom Two is on the front with a lovely walk-in bay window while Bedroom Three is on the rear with an open cupboard. The spacious Bathroom has an attractive white three piece suite.



Externally, the property is approached from the A53 over a mini-layby with fencing to the boundary of the property which in turns leads through gates and over a fantastic gravelled driveway with circular lawned area with inset tree and the gravel continues in front of the property and to a gate which provides access into the Paddock. The paddock, of a triangular shape, is approximately 1.5 acres and has a Pole Barn, Wood Store / Shed, a lovely fenced off pond and a Detached Stable divided into two, both sections with stable doors.

The lovely lawned garden is predominantly to the side and rear of the property with established hedging, shrubs and fencing, central island border and paved patio areas around the edge of the house. From the gravelled driveway, towards the left hand side, is a wonderful Detached Workshop / Garage building which has electricity connected, double doors to both the front and rear, along with two separate areas within the main building providing shed / storage areas and both having separate access doors.



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LOCATION

Fronting the A53, the property is equidistant to the Battlefield area of Shrewsbury and to the lovely Village facilities of Shawbury which offers a Primary School along with local shops, Petrol Station and two Public Houses. The A53 connects to the A49 / A5 / M54 which in turn link the property to all parts of the area including Shrewsbury, Whitchurch, Chester, Market Drayton, Wellington, Telford and beyond.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains electricity and gas are available. Water is sourced from a private Bore Hole and drainage is to a septic tank. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

DIRECTIONS

Entering Shawbury from the High Ercall direction via the B5063; at the T junction turn left onto the A53 and carry on into the village of Shawbury and through the other side, in the direction of Shrewsbury, still on the A53. Proceed for approximately 2 miles and Dorryl House will be found on the left hand side. From the Shrewsbury direction - from Battlefield Roundabout proceed along the A53 towards Shawbury and after approx. 2 miles the property will be found on your right hand side.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD.

Tel: 01952 221200

Email: wellington@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

WE33933.010923

ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

ENTRANCE HALL 13' 1" x 10' 2" (3.99m x 3.1m)

LOUNGE 13' 11" x 12' 2" (4.24m x 3.71m)

BREAKFAST KITCHEN 25' 8" x 11' 8" (7.82m x 3.56m)

BEDROOM ONE 13' 4" x 11' 9" (4.06m x 3.58m)

BEDROOM TWO 12' 8" x 12' 2" (3.86m x 3.71m)

BEDROOM THREE 9' 8" x 7' 1" (2.95m x 2.16m)

BATHROOM 8' 5" x 5' 7" (2.57m x 1.7m)


WORKSHOP 48' 0" x 28' 3" (14.63m x 8.61m)

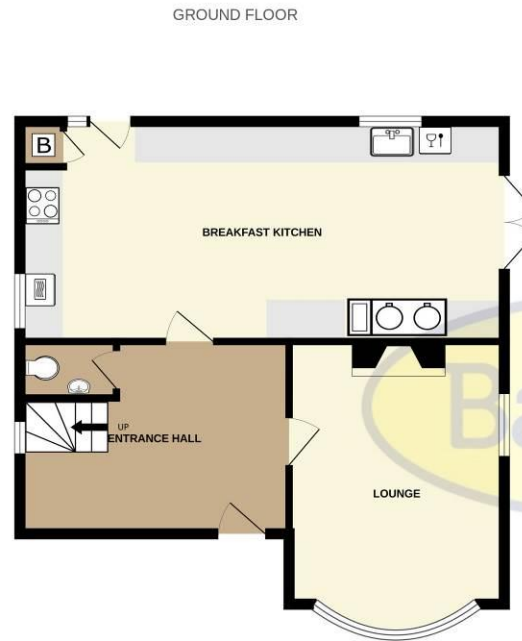
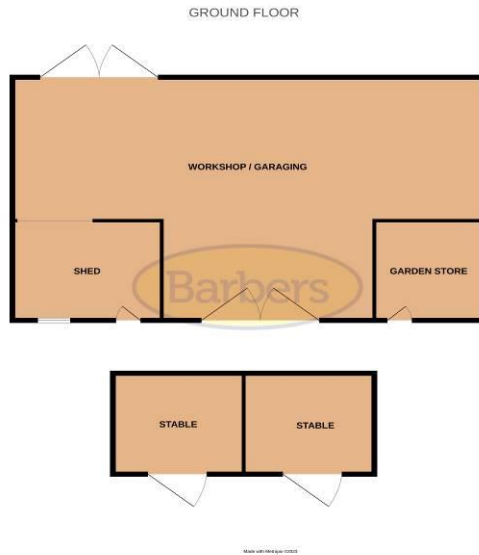
inclusive of the following two rooms:

LEFT ROOM 15' 3" x 11' 2" (4.65m x 3.4m)

RIGHT ROOM 11' 9" x 11' 1" (3.58m x 3.38m)

TWO STABLES, EACH: 13' 4" x 11' 8" (4.06m x 3.56m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		→
(81-91) B		→
(69-80) C		
(55-68) D	→	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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