



FOR SALE

Offers In The Region Of £850,000

## Stonyhurst Court Big Walls, Ruyton Xi Towns, Shrewsbury, SY4 1LF

A stunning and tastefully appointed contemporary detached country house with extensive lawn gardens and grounds offering stunning views out onto open farmland, whilst positioned on a small select gated (one of a pair) development, on the fringe of a popular village. IN ALL ABOUT 0.77 ACRE.



Mileages: Baschurch 2.3 miles, Oswestry 9 miles, Shrewsbury Town Centre 9.7 miles, Telford 24.3 miles and Chester 34.6 miles. All Mileages are approximate.



- Splendid contemporary house
- 6 Bed, 3 Rec 4 Bath/Shower
- Small select gated dev.
- Neat extensive lawn/grounds
- Beautiful views at the rear
- Fringe of popular village

#### DIRECTIONS

From Shrewsbury proceed north along the A5 and at the Shotatton crossroads turn right heading for Ruyton XI Towns. On reaching the village proceed up the bank to the top and immediately as it levels out turn right onto Little Ness Road. Follow this and turn right onto Big Walls. The entrance gates will be found quickly on the left. Please park and use the intercom pad.

#### SITUATION

Stonyhurst Court occupies a lovely position towards the outskirts of the village, being one of a pair of exclusive houses within a select gated development. Situated within a short walk from the Cliffe beauty spot, whilst there are many other wonderful walks. Views over open farmland towards Rodney's Pillar in the distance can be seen from the rear, particularly from the first and second floors and gardens. The village offers a thriving community including primary school, the Talbot Inn, Church, Garage and the well known Packwood Haugh preparatory school. Further amenities can be found in the neighbouring village of Baschurch including the popular Corbett Secondary School. The village sits between the towns of Oswestry and Shrewsbury, both of which offer an extensive range of shopping, educational and recreational facilities, together with rail services. Commuters have ready access to a number of commercial centres, including Telford/Wolverhampton and Wrexham/Chester.

#### DESCRIPTION

This beautiful three storey contemporary country home was architect designed and completed in 2015 with a Buildzone structural warranty (10 Years). The design layout is versatile and notably spacious throughout and ideal for growing families. The contemporary living environment is abound with features within an impressive standard of appointment, whilst being provided with extensive lawn gardens/grounds, including an Al Fresco dining patio and bespoke decking terrace.

#### ADDITIONAL FEATURES INCLUDE

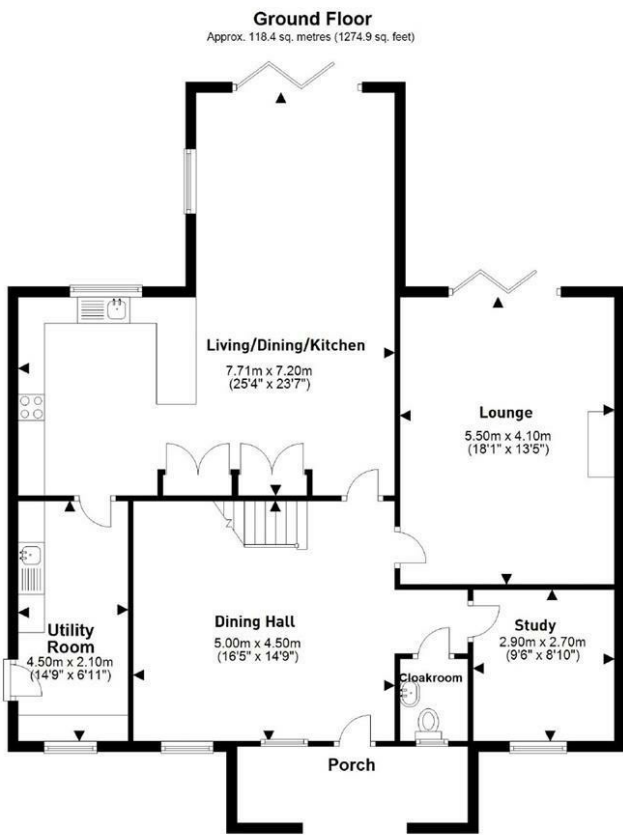
- \* Fitted carpets, ceramic and trend setting wood effect tiles
- \* Imposing dining hall with separate study and lounge
- \* Impressive open plan living/dining/kitchen
- \* Selection of 5 main double bedrooms, 4 bath/shower rooms plus Bedroom 6/Dressing Room
- \* Electric under floor heating to the bath/shower rooms
- \* 6 zone underfloor heating throughout the ground floor
- \* Broadband speed up to 56 megahertz (estimated)
- \* Detached double garage with automatic electric door
- \* Extensive Al Fresco dining/sun bed patio with south facing aspect and a separate raised decking terrace for lazy summer dining

#### ACCOMMODATION

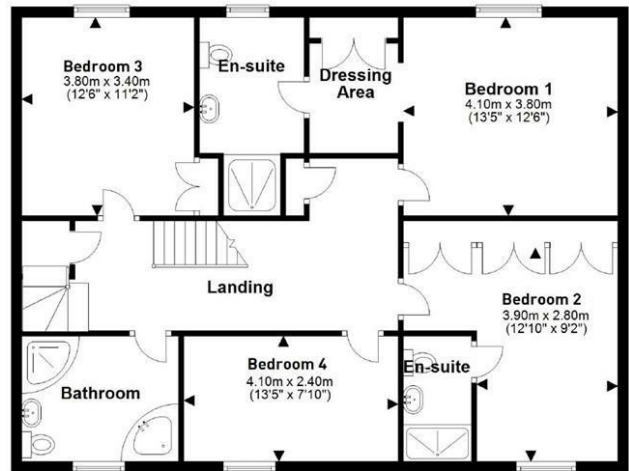
Oak framed porch.

#### DINING HALL

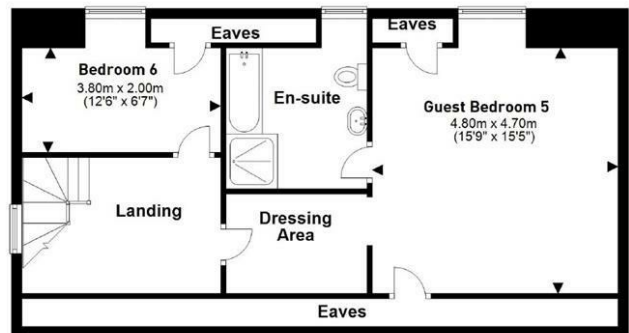
With wood grained effect tiled floor. Under stairs store and staircase with oak wood work rising to the first floor.



**First Floor**  
Approx. 100.1 sq. metres (1077.3 sq. feet)



**Second Floor**  
Approx. 67.4 sq. metres (725.1 sq. feet)



Total area: approx. 285.9 sq. metres (3077.3 sq. feet)

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.



3 Reception Room/s



6 Bedroom/s



4 Bath/Shower Room/s



#### CLOAKS/WC

With wood grained effect tiled floor. Wash hand basin. Close coupled WC with concealed cistern.

#### STUDY

With oak grained effect tiled floor.

#### LOUNGE

With oak effect flooring. Feature fireplace having fitted electric coal effect fire (will accommodate a log burner). Bi-fold doors out to the patio with a lovely aspect down the garden.

#### OPEN PLAN LIVING/DINING/KITCHEN

With tiled floor and ceiling downlighters with bespoke 'sunburst' splashback. Beautifully fitted in an 'L' shaped design providing AMPLE SPACE FOR LIVING AND DINING AREAS.

THE KITCHEN is comprehensively fitted in a contemporary style and includes extensive silestone quartz worktops with upstand and built in one and a half bowl sink unit. Extensive high gloss cream coloured faced units comprising cupboards and drawers with skirting LED lighting. A selection of ZANUSSI appliances including built in, 6 RING GAS HOB UNIT AND EXTRACTOR HOOD OVER, 2 ELECTRIC BUILT IN OVENS, INTEGRATED DISHWASHER, INTEGRATED TALL FRIDGE AND FREEZER UNITS, BREAKFAST BAR and BI-FOLD DOORS adjacent to the living area with lovely views down the garden.

#### UTILITY ROOM

With granite effect work tops and upstand. Built in sink unit. Comprehensive high gloss cream faced base and eye level units. Space and plumbing for washing machine and tumble dryer. Tiled floor. External entrance door.

#### FIRST FLOOR LANDING

With built in airing cupboard containing modern hot water cylinder (pressurised system).

#### BEDROOM 1 (DOUBLE)

With stunning views out over open farmland. USEFUL DRESSING AREA.



#### EN-SUITE SHOWER ROOM

With tiled floor. Tiled shower cubicle with direct feed shower unit. Wash hand basin with toiletry surround. Close coupled WC with concealed cistern. Chrome ladder radiator. Shaver socket.

#### BEDROOM 2 (DOUBLE)

With fitted wall to wall wardrobe suite.

#### EN-SUITE SHOWER ROOM.

With tiled shower cubicle having direct feed shower unit. Pedestal wash hand basin with tiled splash. Close coupled WC.

#### BEDROOM 3 (DOUBLE)

With built in wardrobe.

#### BEDROOM 4 (DOUBLE)

#### FAMILY BATH/SHOWER ROOM

With tiled floor and part walls. Panel enclosed bath. Tiled shower cubicle with direct feed shower unit. Wash hand basin. Close coupled WC with concealed cistern. Chrome ladder radiator.

Staircase with oak wood rises to second floor.

#### SECOND FLOOR LANDING

Spaciously proportioned.

#### GUEST BEDROOM 5 (DOUBLE)

With eaves storage. Stunning views out to the rear. Dressing area off.

#### EN-SUITE BATH/SHOWER ROOM

With tiled floor. Tiled shower cubicle with direct feed shower unit. Panelled bath with tiled splash. Wash hand basin. Close coupled WC with concealed cistern. Chrome ladder radiator.

#### BEDROOM 6/DRESSING ROOM

With extensive fitted shelving and eaves storage.

#### OUTSIDE

The property is approached through a lovely stone walled entrance with ELECTRIC AUTOMATIC ENTRY SECURITY GATES fitted with an INTERCOM KEY PAD system including mobile phone connectivity.



The tarmacadam initial shared entrance driveway only serves one other property and then leads on to a private block paved driveway with parking area.

#### **DOUBLE GARAGE**

64'8" max x 60'0"

With UP AND OVER ELECTRIC DOOR and rear pedestrian access door. Power and lighting.

#### **THE GARDENS**

These have been landscaped to provide terraced lawns alongside the entrance area with brick retaining walls. Either side of the porch are well stocked shrubbery beds. At the rear leading off the MAIN PATIO are steps onto a generous size lawn with borders incorporating a wealth of flowering shrubs and herbaceous plants. There is centre piece ornamental slate covered bed which is heavily planted. Beyond this area are further grassed areas, partly interspersed with a selection of young trees, whilst the borders are well fenced with a timber boarded fence.

A recently built garden feature, provides a PURPOSE DESIGNED RAISED DECKING TERRACE approached over steps from the lawn. The decking area is enclosed by timber rail fencing. There is a delightful SUMMER HOUSE with electricity connected. The decking area provides a lovely spot for BBQs/afternoon drinks, whilst taking in the stunning elevated views/sunset to the west. The property is well fitted with external house lighting and two cold water taps.

#### **GENERAL REMARKS**

##### **FIXTURES AND FITTINGS**

The fitted carpets as laid, window blinds and down lighters are included. The arbour on the decking is not included in the sale. Only those items described in these particulars are included in the sale.

##### **SERVICES**

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

##### **TENURE**

Freehold. Purchasers must confirm via their solicitor.

##### **COUNCIL TAX**

For Council Tax details, contact Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands)

##### **VIEWINGS**

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. E: [shrewsbury@hallsgb.com](mailto:shrewsbury@hallsgb.com)

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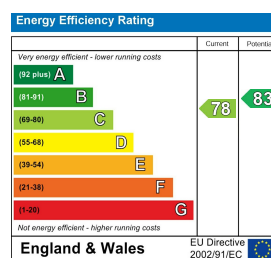
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



01743 236 444

**Shrewsbury Sales**  
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
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