

# Wykey House, North Shropshire

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# A supremely elegant Georgian country house

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Wykey House is south-facing with views over unspoilt rolling countryside of North Shropshire with cottage, coach house, gardens, woodland and land.

## Summary of accommodation

### Main House

Front and back hall | Drawing room | Sitting room  
Dining room | Kitchen/breakfast room with sitting room | Utility room | Boot room | Pantry | Cellar  
Cinema room | Six bedrooms | Three bathrooms

### The Barn House

Hall | Sitting room | Dining room | Kitchen  
Utility room | Bedroom | Bathroom

### Coach House

Extensive and versatile office space over two floors

### Outbuildings

Garages | Range of outbuildings and separate courtyard with extra parking

### Garden and grounds

Formal and informal gardens | Woodland  
Lakes and pools. In all about 16 acres



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## Situation

Wykey House is south-facing with views over unspoilt rolling countryside of North Shropshire. Located within a quiet hamlet, close to the village of Ruyton XI Towns, the house has easy access to the county town of Shrewsbury and the A5 for commuting to Midland business centres and to the north, Oswestry, Wrexham, Chester and Liverpool. Regional international airports include Liverpool, Manchester and Birmingham. There is a regular rail service from Wem connecting to Crewe for travel to London.

Along with quiet lanes for cycling, walking and riding, there are nearby golf courses at Llanymynech and Oswestry. The area has a number of highly regarded schools both within the state and private sectors. These include the popular prep school Packwood Haugh School, just two miles away, and Ruyton XI Towns Primary School. Moreton Hall, Ellesmere College, Oswestry School and Shrewsbury schools are all within easy travelling distance.

## Distances

Ruyton XI Towns 2 miles, Shrewsbury 12 miles, Oswestry 8 miles

Chester 32 miles, Liverpool Airport 57 miles

(Distances approximate)

## Directions (SY4 1JA)

From Shrewsbury take the A5 west towards Oswestry, cross the River Severn and after 6.5 miles turn right onto the B4397 towards Ruyton XI Towns. On entering the village, turn left into School Road and after passing Packwood Haugh School continue for about 1.5 miles to Wykey, continue round a sharp left-hand bend and the entrance to Wykey House will be found a short distance on the left.



## Wykey House

Wykey House is a very special Georgian country house standing in gorgeous gardens, woodland and land, with lake and wildlife pools, a cottage, and a range of versatile outbuildings.

Built in local, mellow red brick, the house has a perfectly symmetrical facade under a deep hipped roof. Beautifully presented throughout, it has light and well-balanced accommodation with an easy flow of rooms ideal for both comfortable daily living and larger scale entertaining. The three principal reception rooms are lit by deep sash windows and feature moulded cornices and striking fireplaces. These lead off the central hallway with its decorative tiled floor and a part glazed front door framing the south-facing views across the garden. Beyond is the bespoke fitted kitchen, with dining area and a comfortable sitting room with cabinet-built cupboards to either side of a stone fireplace housing a woodburning stove. The kitchen is complemented by a pantry off which is a secondary utility room and a staircase leading up to a nursery or cinema room. Off the back hall is a large boot room with utility area. The main staircase, lit by a roof lantern, leads to the front and back landings off which lead five attractive double bedrooms and a sixth single bedroom, supported by three recently fitted bathrooms, one being en suite.

## Gardens and grounds

The house stands in the privacy of mature gardens and grounds with well-manicured lawns, stocked borders, shrubs and roses. From the formal garden, steps lead down to a further lawn with two pools, one with a fountain, and a stream beyond. To one side is woodland and to the front is the grazing land in which a wildlife pool has been created and has in the past been stocked with trout.

























# Wykey House

**Approximate Gross Internal Floor Area**  
**541.9 sq m / 5833 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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Particulars dated April 2022. Photographs and videos dated April 2022.

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## The Barn House

Formerly a barn, it was converted in 1994 to provide spacious and light one bedroom accommodation with views over the former walled kitchen garden. It has an elegant drawing room with fireplace and French windows, fitted kitchen with door to the garden, pantry and utility room, and adjoining dining room. We understand there is potential to create first floor bedrooms if required (subject to the necessary planning permission being obtained).

## Coach House

The former coach house was until recently the office to a publishing company with around ten employees. It has both ground and first floor office space which could also be converted to gym, home office, studio or further residential use if required (subject to the necessary planning permission). Most windows look into the courtyard behind where there is also ample parking.



## Courtyard and outbuildings

To the back of the cottage and the Coach House is a courtyard accessed by a separate entrance. There are a further range of outbuildings including open bay garaging and stores. A second coach house combines as a garden store and work shop, and to the rear of the house are former kennels and stores with a small enclosed courtyard.

## Property information

Agents note: Please note that Wykey House, outbuildings and The Barn House are not listed.

Services: Mains water and electricity. Oil central heating. Private drainage

Local authority and council tax band: Shropshire County Council Band F

Energy performance certificate: rating E









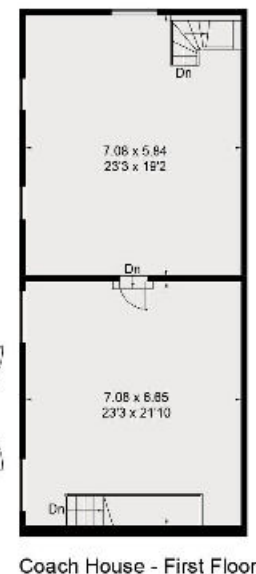
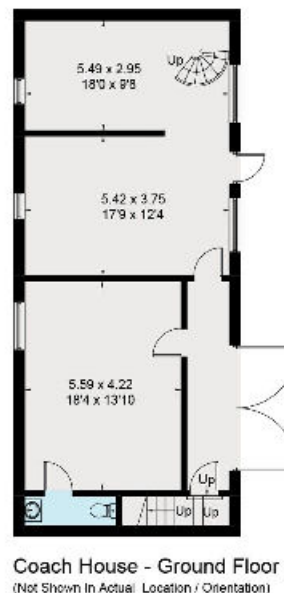
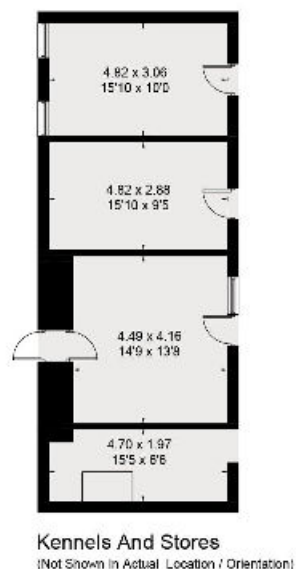
# The Barn House

Approximate Gross Internal Floor Area  
141.1 sq m / 1519 sq ft

# Coach House

Approximate Gross Internal Floor Area  
154.4 sq m / 1662 sq ft

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**The Barn House**  
(Not Shown In Actual Location / Orientation)



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