

The Post Office Church Street Ruyton Xi Towns Shrewsbury SY4 1LA



6 Bedroom House - Detached
Offers In The Region Of £575,000

The features

- Substantial Detached Family Home
- Two Bedroom Detached Bakehouse offering scope for improvement
- Detached Garden Room & Further Outbuildings
- Large Private Gardens & Driveway
- Must Be Viewed
- Four Bedrooms to Main Residence
- Commercial Premises with Business Potential
- Potential Extended Family Accommodation, Holiday Lets
- Sought After Village Location
- EPC Rating C



***** TRULY VERSATILE ACCOMMODATION, PERFECT FOR TWO FAMILIES COMING TOGETHER OR HOLIDAY LET ALONG WITH BUSINESS OPPORTUNITIES *****

A truly stunning and versatile spacious family home set in a sought after village location with four bedrooms to the main residence attached business premises which could be incorporated into the main residence for extra accommodation, along with a detached Garden Room and two bedroom detached Bakehouse with scope to modernisation. The property also benefits from a large gardens and driveway.

This property has the flexibility to suit many prospective purchasers as it offers large family living space with the addition of potential business and holiday let income.

Property details

LOCATION

Situated in this popular and sought after village ideally placed for ease of access to the County Town of Shrewsbury, Oswestry, Wrexham and Chester. Ruyton XI Towns is a self sufficient village with cafe, restaurant/public house, church and school with additional facilities in the nearby village of Baschurch. There a lovely walks around the village and several play parks for families.

DIRECTIONS

From Oswestry proceed along the A5 towards Shrewsbury for Approximately 6 mileS turning left at Shottaton crossroads onto B4397 for Ruyton XI Towns. Proceed along for 2 miles where the property is situated in the heart of the village on the left hand side. It is situated approximately 10 kmiles from Shrewsbury and 8 miles from Oswestry and only 2 miles from the A5 main road network making this an ideal Commuter location.

THE MAIN RESIDENCE

A truly stunning, much improved family home with a fabulous open plan ground floor living accommodation. The full accommodation briefly comprises of; Entrance Hallway, Lounge, Dining Room, Kitchen Breakfast Room, Utility Room, WC, Cellar/ Cinema Room, Principal Bedroom Suite with En Suite Wet Room and Walk in wardrobe, Three Further Bedroom and Refitted Family Bathroom.

ENTRANCE HALLWAY

With feature Victorian tiled flooring. Oak doors accessing the Lounge and Cellar/Cinema Room.

LOUNGE DINING ROOM

25'3" x 18'1" (7.7 x 5.5)

The open plan living space features a double sided multi-fuel burner with arched flue, radiator, UPVC double glazed sash windows to the front and side aspects and Italian Travertine flooring throughout.

LARGE KITCHEN BREAKFAST ROOM

16'1" x 21'0" (4.9 x 6.4)

This spacious bespoke kitchen benefits from solid oak hand painted lona units and large central island with integrated Aga and gas hob, granite work surfaces and up stands, Franke prep round sink, double Belfast sink with Perrin and Rowe mixer tap , integrated Neff coffee machine, steam oven, further oven/microwave, Rangemaster wine cooler, American style fridge/freezer and Neff dishwasher. Recessed spot lighting to ceiling, vaulted ceiling, four Velux windows, double glazed sash windows to the rear. Access unto the Utility Room and onto the rear decking via uPVC double glazed doors with steps down onto the courtyard.

UTILITY ROOM

5'7" x 11'2" (1.7 x 3.4)

Matching units with original Belfast sink with mixer tap over and granite work top and up stands, wood effect laminate flooring, vaulted ceiling with exposed beams. Door to:

CLOAKS WC

With low flush W.C, feature sink, Italian Travertine flooring and walls, radiator and extractor fan.

CELLAR/CINEMA ROOM

Accessed via a stone stair case and currently fitted with integrated seating and wiring for the television/cinema room.

From entrance hall stairs leading to First Floor Landing providing access to all four Bedrooms and Bathroom. With vaulted ceiling and exposed beams, UPVC double glazed window to the front.

PRINCIPAL BEDROOM

With vaulted ceiling and exposed beams, original exposed oak flooring, , two skylights, walk in wardrobe and access into the En Suite.

EN SUITE WET ROOM

Attractively refitted with mixer shower, low flush WC, round stone wash basin and extractor fan. Extensive tiled surround and flooring.

BEDROOM TWO

12'10" x 11'10" (3.9 x 3.6)

With vaulted ceiling and exposed beams, wood effect laminate flooring, UPVC double glazed window to the side, radiator.

BEDROOM THREE

10'10" x 10'6" (3.3 x 3.2)

With vaulted ceiling and exposed beams, wood effect laminate flooring and UPVC double glazed window to the front.

BEDROOM FOUR

12'2" x 9'10" (3.7 x 3.0)

With vaulted ceiling and exposed beams, wood effect laminate flooring, UPVC double glazed windows to the front and side aspects.

FAMILY BATHROOM

8'2" x 6'11" (2.5 x 2.1)

With a modern suite comprising luxury freestanding roll-top bath, Wet Room style mixer shower, feature sink, WC and Travertine tiled flooring and walls, vaulted ceiling with down lighting, extractor fan and UPVC double glazed window to the rear.

OUTSIDE

There is a courtyard to the rear featuring a monolith centre with sandstone flooring and under floor lighting along with access to a range of outbuildings with potential for conversion into further accommodation, the courtyard accesses the Garden Room and detached Bake House.

To the rear is an extensive lawned garden with Kitchen/Bar, winding lawn area featuring a variety of mature ornamental and fruit trees, plants and shrubs, along with feature wall with mirage door and circular sun area and Mediterranean style seating area. There is a driveway providing off road parking.

POST OFFICE/CONVENIENCE STORE

This versatile 45.2 sq m internal space could be included as extra living accommodation within the main residence. annex opportunities or re - opened as a communal unit (Post Office/Convenience Store or Tea Room, Gallery, Hairdressers for example.)

GARDEN ROOM

18'4" x 19'0" (5.6 x 5.8)

Converted from garage space this detached versatile room currently used a Games Room has UPVC double glazed windows to the front and rear, wood effect laminate flooring, recessed spotlighting to ceiling, bi-folding doors leading onto the oak framed fitted barbecue/kitchen area with tiled roof.

THE BAKE HOUSE COTTAGE

The Bake House dates back to 1905 and was originally the bakery for the village shop. Offering scope for improvement with potential to then us as a Holiday Let or Family Annex subject to relevant permission. The accommodation in greater detail comprises of;

KITCHEN/DINING ROOM

21'8" x 13'9" (6.6 x 4.2)

With Welsh slate flooring, Range cooker, dishwasher, coffee machine, steam oven and kitchen island with original wood from the Bakery, Belfast sink with mixer tap, UPVC double glazed window to the front and side aspects. Stairs to first floor.

LIVING ROOM

21'0" x 14'1" (6.4 x 4.3)

With Welsh slate flooring and French windows leading onto the large decking entertaining area.

BEDROOM ONE

11'6" x 8'6" (3.5 x 2.6)

With original timber beams and wooden ceiling throughout, balcony and tiled En-Suite shower.

BEDROOM TWO

11'2" x 11'6" (3.4 x 3.5)

With window to side.

FAMILY BATHROOM

8'10" x 5'7" (2.7 x 1.7)

With Travertine tiled flooring and walls, fitted with a white three piece suite comprising bath , wash basin and traditional high level WC, vaulted ceiling with exposed beams, two wall lights, radiator and uPVC double glazed window to the side.

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected and would recommend this is verified.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band D - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

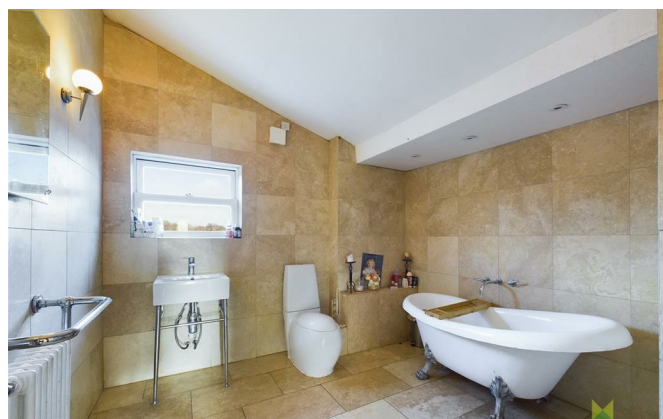
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) 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 & Wales | EU Directive 2002/91/EC | 83 |

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | 80 |

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
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