



FOR SALE

Offers in the region of £350,000

Powys House Church Street, Ruyton XI Towns, Shrewsbury, SY4 1LA

An imposing and spaciouly proportioned 3 storey, Listed Grade II Georgian Village House, set in extensive lawned gardens with parking and rear access, whilst conveniently positioned close to amenities.







- Delightful Period Village House
- Versatile & Spacious Accommodation
- Many Fine Period Features
- Scope for Improvement & Modernisation
- Lovely Gardens divided in Two Sections
- Rear Access and Parking

## DIRECTIONS

Head south east along the A5 in the direction of Shrewsbury. Turn left onto the B4397 at the Shottatton crossroads and proceed into the village, where the property will be identified by the Agent's for sale board on the right hand side.

## SITUATION

The property is pleasantly situated and occupies a convenient location in the heart of the village. Local amenities include a pub, church, primary school, bus service and the well known Packwood Haugh School. The neighbouring village of Baschurch also includes a slightly larger range of amenities, together with the popular Corbet School. Further afield the market town of Oswestry, approximately 8.5 miles distant, offers a good selection of shops, social and leisure amenities together with schooling. Shrewsbury lies to the south and again offers a comprehensive shopping centre and an excellent range of social and leisure amenities including a rail service. Commuters have easy to the main A5 which links both south and north.

## DESCRIPTION

Powys House offers a rare opportunity to acquire an imposing Georgian Village House of immense character, which provides deceptive and particular well proportioned accommodation, with a degree of adaptability. The three storey design enjoys some wonderful period features including two magnificent inglenook fireplaces and a beautiful house maid's stripped pine cupboard, whilst the individual reception rooms are quite different in character. The sitting room, appears to be a combination of two original rooms and has rear access to the garden. The dining room features an exposed beamed ceiling and again a historic candle cupboard. To the rear of the house are the domestic rooms including a kitchen and generous sized laundry room. The bedroom accommodation is split over two floors and provides a total of six bedrooms, which are then served by a single bathroom. The accommodation provides an opportunity to enhance the property with a tasteful scheme of improvement, whilst in addition there is further scope to extend and renovate an area of the house that has been left untouched for many years.

Outside, gardens and grounds are provided to the rear and are divided into two areas offering privacy and an opportunity to further landscape, if required. The property benefits from a rear vehicular access to a hardstanding parking area with an opportunity to erect garaging, if required, subject to any necessary planning consents.

## ACCOMMODATION

### ENTRANCE HALL

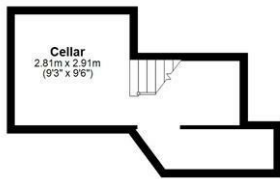
With quarry tiled floor and twin external entrance doors.

### SITTING ROOM

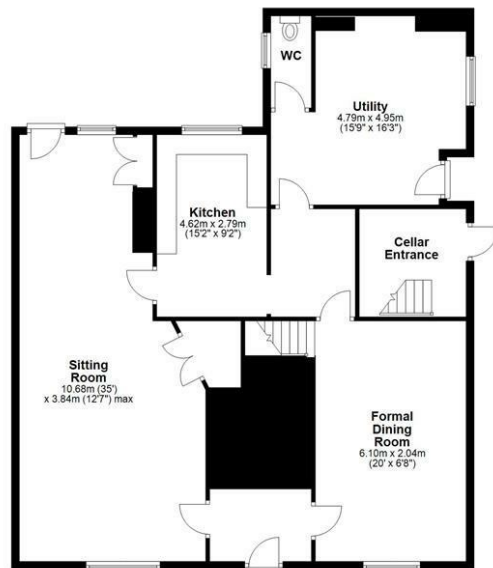
A delightful through-room with boarded flooring, impressive red sandstone INGLENOOK FIREPLACE incorporating oak beam and wood burning stove set on a brick hearth, large built-in pine floor to ceiling housemaids cupboard, built-in storage cupboard, additional period cast iron fireplace, rear door leading out to the garden.



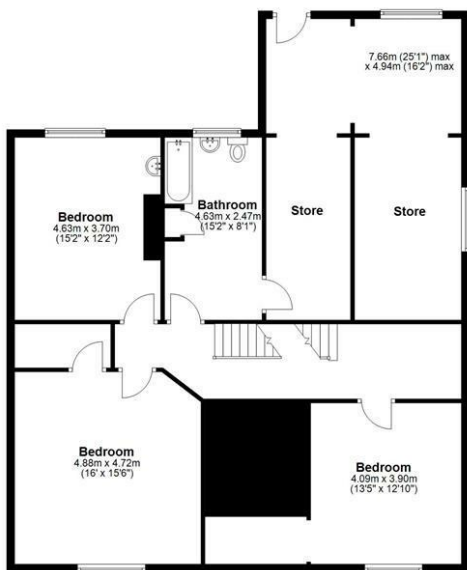
**Basement**  
Approx. 16.2 sq. metres (174.0 sq. feet)



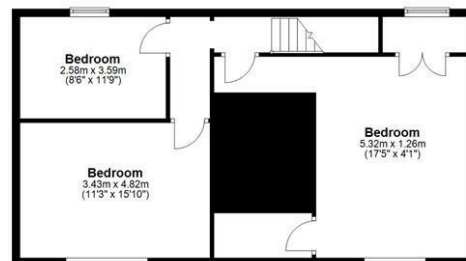
**Ground Floor**  
Approx. 125.5 sq. metres (1350.4 sq. feet)



**First Floor**  
Approx. 135.6 sq. metres (1459.2 sq. feet)



**Second Floor**  
Approx. 58.0 sq. metres (602.4 sq. feet)



Total area: approx. 333.1 sq. metres (3585.9 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 266 007. Plan produced using PlanItUp.

**Powys House KAD**

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.



2 Reception Room/s



6 Bedroom/s



2 Bath/Shower Room/s



#### DINING ROOM

With quarry tiled floor, exposed beams to one wall and ceiling, substantial sandstone and brick INGLENOOK FIREPLACE with oak beam, original built-in candle cupboard, staircase.

#### KITCHEN

With tile effect vinyl floor covering, fitted wood effect work surfaces with built-in sink unit and tile splash, built-in ELECTRIC CERAMIC HOB UNIT with FILTER HOOD OVERHEAD, ELECTRIC LOW LEVEL OVEN under, a range of base and eye level storage units, freestanding DISHWASHER, space for upright fridge freezer, useful understairs pantry cupboard with fitted shelving.

#### LOBBY

With exposed wall beams, Wattle and Daub panel.

#### LAUNDRY ROOM

With mainly quarry tiled floor, feature exposed brickwork, exposed wattle and daub panel and beamed surround, archway recess with with oil fired central heating boiler, exposed beams to part ceiling, fitted sink unit, external entrance door.

#### SEPARATE WC

With low flush suite.

#### FIRST FLOOR

#### LANDING

#### PRINCIPAL BEDROOM 1

With original period cast iron fireplace and slate hearth,, exposed boarded floor, walk-in wardrobe/store, large sash window with front aspect, feature curved wall section with high level window.

#### BEDROOM 2

With exposed boarded floor, vanity unit, part-sloping ceiling, rear window aspect out onto the garden.

#### BATHROOM

With panelled bath having tiled walls above and wall mounted direct feed shower unit, pedestal wash hand basin, low flush WC, built-in airing cupboard containing insulated hot water cylinder with immersion heater, internal communicating door to three connecting store rooms, requiring renovation and ideal for conversion to additional accommodation.



#### BEDROOM 3

With large sash window having front aspect, dressing/store room off with exposed wall beams.

From the First Floor Landing a door gives access to a further staircase rising to:

#### SECOND FLOOR LANDING

#### BEDROOM 4

With exposed boarded floor, feature hearth, sash window having front aspect, large built-in storage cupboard also containing the cold water storage tank. Walk-in dressing/store room.

#### BEDROOM 5

With feature hearth and sash window having front aspect.

#### BEDROOM 6

With exposed boarded floor and rear window aspect.

#### OUTSIDE

To the front of the house is a tarmac parking area with sunken cobbled area immediately adjacent to the front of the house.

Rear vehicular access is gained off Pound Lane over an initial short shared private driveway (right of way), which then turns onto a gated entrance onto a part-stoned driveway access (right of way) leading to the rear STONED PARKING AREA with ample space for the erection of a garage (subject to any necessary planning consents).





### **THE GARDENS**

The gardens and grounds are divided into two distinctive areas, one of which is adjacent to the rear of the house and comprises a **SUNKEN PATIO** area adjacent to the sitting room, with a further sunken part-cobbled yard area incorporating the oil storage tank and access for pedestrian purposes only over the adjacent property, providing access around to the main road. **INTEGRAL GARDEN STORE** with quarry tiled floor and steps leading down to a **USEFUL**.

Steps rise from both sunken areas onto a level lawn, bounded in part by a lovely red sandstone wall, together with a selection of mature shrubs and trees. Access is then gained to the rear with further grounds, set slightly terraced from the main lawn and laid to lawn with a number of fruit trees, including cherry and apple. This area immediately joins the parking area.

### **GENERAL REMARKS**

#### **BOUNDARIES/RIGHTS OF WAY**

The rear boundary fence to the property is currently marked off and it is understood that the neighbour is to erect a new boundary fence at their own expense, which will remain in their ownership.

#### **FIXTURES AND FITTINGS**

The fitted carpets as laid, light fittings and curtains are included in the sale. Only those items described in these particulars are included in the sale.

### **SERVICES**

Mains water, electricity and drainage are understood to be connected. Mains gas is understood to be laid to the exterior house and not utilised. Oil fired central heating. None of these services have been tested.

### **COUNCIL TAX**

The property is currently in Council Tax Band D - Shropshire Council.

### **TENURE**

The property is Freehold.

### **VIEWINGS**

Strictly by appointment through the Agents Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320 - [oswestry@halls.gb.com](mailto:oswestry@halls.gb.com)



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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

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



01691 670 320

**Oswestry Sales**  
20 Church Street, Oswestry, SY11 2SP  
E: [oswestry@hallsgb.com](mailto:oswestry@hallsgb.com)



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