



# RYTON COURT

RYTON | SHROPSHIRE



**RYTON COURT | RYTON | SHIFNAL | SHROPSHIRE | TF11 9JN**

**An outstanding country residence with beautifully presented accommodation and charming gardens of almost an acre in size which border the River Worfe.**

**Albrighton - 3.5 miles, Telford - 8 miles, Wolverhampton - 11 miles, M54 (J3) - 5 miles  
(distances approximate)**



## LOCATION

Ryton is a small hamlet standing within unspoilt, rolling Shropshire countryside close to the South Staffordshire borders and yet is situated within a few minutes' drive of the comprehensive everyday shopping facilities provided by both Albrighton and Shifnal. The village forms part of an affluent neighbourhood with Ryton, Badger and Beckbury forming a golden triangle of countryside.

There is convenient travelling to Telford with its large shopping centre and Business Parks, Wolverhampton City Centre is nearby and Birmingham is within easy commuting distance. Local rail services run from Albrighton station which connect with mainline services at Wolverhampton and the M54 is quickly accessible at Tong (junction 3).

The area is well served by schooling in both sectors with Birchfield Preparatory School in Albrighton, Adams Grammar in Newport, Newport Girls High School, the Wolverhampton Grammar School, the Wolverhampton Girls High School, Thomas Telford School and St Dominics High School for Girls in Brewood being worthy of note.



## DESCRIPTION

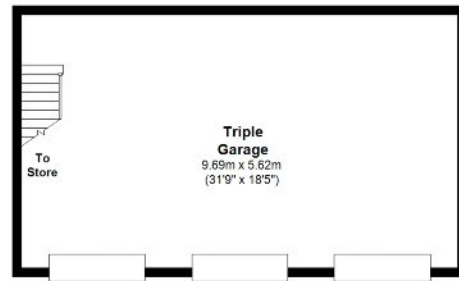
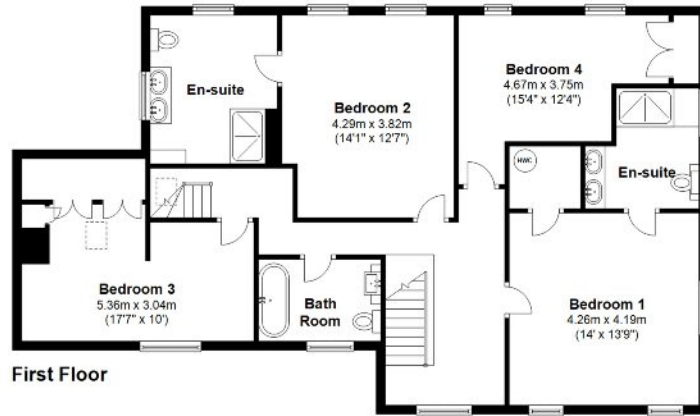
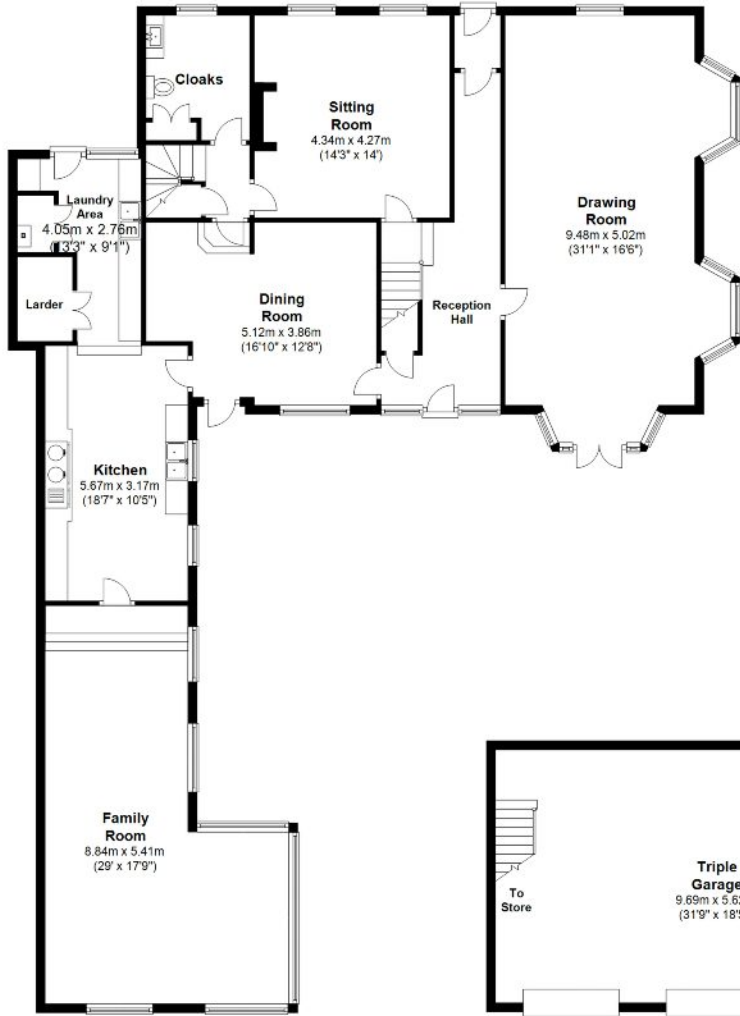
Ryton Court is an exceptionally attractive country residence which has been tastefully improved by the current owners and which now provides fine and extensive accommodation which is ideal for contemporary lifestyles.

The focal point of the ground floor is the magnificent kitchen by well-known specialists Dayrooms of Tettenhall together with the adjoining family room which creates an ideal, informal family environment. There are more formal reception rooms of some note and four bedrooms with three luxuriously appointed bath / shower rooms to the upper floor.

The entire property is immaculately presented with fittings throughout of the highest quality, double glazed windows and tasteful decor.

Externally the property stands within beautifully landscaped gardens which extend to around 0.9 acres with sweeping lawns which border the River Worfe to create a truly picturesque setting. The driveway is gated and there is a detached triple garage.





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Approx Overall Floor Area  
 HOUSE: 282.9sq.m. 3045sq.ft.  
 GARAGE: 54.4sq.m. 586sq.ft.  
 TOTAL: 337.3sq.m. 3631sq.ft.

FOR GENERAL GUIDANCE ONLY  
 NOT TO SCALE



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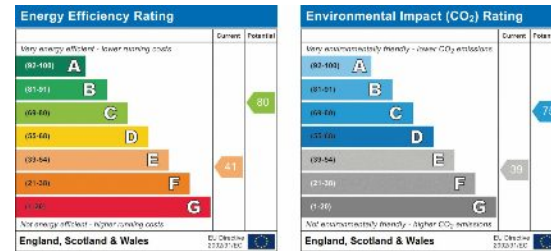
## ACCOMMODATION

The RECEPTION HALL has Minton style flooring and a door to the DRAWING ROOM which is a fine double room in size which is particularly well lit with a triple aspect French doors to the garden and a lovely outlook, wooden flooring, a limestone fireplace with marble hearth and slips and a cast iron stove. There is a SITTING ROOM with wooden flooring and an inglenook style fireplace with cast iron stove. The DINING ROOM is a lovely reception room with a window overlooking the gardens, wooden flooring, ceiling cornice and ceiling roses and a door into the stylish KITCHEN which was fitted by well-known specialist Dayrooms of Tettenhall in 2016 with a comprehensive range of handmade Osborne of Ilkeston oak units with marble work surfaces, an under mounted double ceramic sink, an integrated Siemens dishwasher, a double oven Aga and electric companion, an integrated Siemens double oven, a useful walk in larder cupboard, a second under mounted double ceramic sink and plumbing for a concealed washing machine, tiled floor, integrated ceiling lighting, lovely views over the gardens, ceiling timbering and a door to a magnificent FAMILY ROOM which has been created to take maximum advantage of the beautiful views over the gardens with a light aspect with extensive windows, all of which have plantation shutters, under floor heating, and a vaulted ceiling. An INNER HALL has an under stairs cupboard and a well appointed GUEST CLOAKROOM with a white suite, tiled floor and built in cloaks cupboard.

Two staircases rise to the first floor with a galleried landing. The PRINCIPAL BEDROOM SUITE has a double bedroom with windows to two elevations, a walk in wardrobe/airing cupboard and a well appointed shower room en-suite with a Matki shower, WC with concealed flush and vanity unit with twin wash basins. The SECOND BEDROOM SUITE has a double bedroom with two windows and a well appointed en-suite shower room with a walk in shower with Grohe fittings and Roman cubicle, a WC and vanity unit with marble top and twin circular basins. The THIRD BEDROOM is a good double room in size with a window and double glazed roof light together with built in cupboards and the FOURTH BEDROOM has two windows and a double wardrobe with cupboards above. The BATHROOM has a stylish contemporary suite with a freestanding bath with stainless steel stand and mixer tap with shower attachment, a WC and vanity unit with wash basin, integrated ceiling lighting, window and tiled floor.

## OUTSIDE

Ryton Court stands within beautiful landscaped GARDENS AND GROUNDS, which the current owners have had professionally landscaped, which create a suitably impressive setting for a house of this nature. Electric gates open onto a CARRIAGE DRIVEWAY with a raised, central bed and there is a DETACHED TRIPLE GARAGE. A path and steps lead to a block paved front terrace with glass balustrading with a stunning outlook across the sweeping lawns to the River Worfe. There is a further, extensive patio and beautifully stocked beds and borders.



## SERVICES

We are informed by the Vendors that mains water and electricity are connected, that the central heating is oil fired and there is mains drainage to the property except the rear bathroom which is to a septic tank.

## COUNCIL TAX

Band: G - Shropshire Council.

## POSSESSION

Vacant possession will be given on completion.

## VIEWING

Please contact the Tettenhall office.

**IMPORTANT NOTICE:** Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.





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