



Ruthlyn  
Roslyn Road | Wellington | Telford | Shropshire | TF1 3AX

FINE & COUNTRY

# RUTHLYN

*An exquisite five-bedroom Victorian family home benefitting from an abundance of original features and with the added benefit of a double garage extension with accommodation above, ideal for multigenerational living, hobbies room or home office.*



# KEY FEATURES

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This immersive property is arranged over 3 floors with the ground floor living accommodation radiating style and decadence, with delightful high ceilings, open fireplaces and a brilliant 'vine house' style kitchen breakfast room, which leads seamlessly out onto the raised sun terraces and secluded lawned gardens to the rear.

The glass vaulted ceiling ensures an abundance of natural light, even on the gloomiest of days, while the separate utility, shower room and access to the hobbies room above the garage add to the sense of never-ending space.

The primary bedrooms on the first floor feel bright and airy as a result of the large windows and continuation of high ceilings, which is of course a huge benefit of this era of property, while the bathroom has been cleverly adapted to house not only the feature roll top bath, but a delightfully secluded large shower area. The views from the 2 primary front facing bedrooms are directly out across the perfectly manicured cricket pitches of the exclusive Wrekin College, while on the top floor we enjoy 2 further bedrooms sharing their own bathroom.





































# KEY FEATURES

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The potential for converting the accommodation above the garage into a separate self-contained annex should not be underestimated (stpp), as there is separate side access and this section of the property already houses a shower room and there is plenty of space to install a kitchen area if required, while the secluded lawn gardens offer an abundance of mature plants, trees and shrubs, not to mention the delightfully maintained vegetable boxes and secluded seating area for those looking for a moment to themselves at the end of the garden.

There is significant off-street parking to the front of the property along with charging for electric vehicles, and the road itself is highly regarded, with properties very rarely coming available for sale as a direct result of the calibre of this delightful setting. Viewing of this property is considered essential in order to fully appreciate this exceptional family home.





# INFORMATION

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## Services

The property is understood to have mains gas, electric and mains water.

## Local Authority

Council: Telford and Wrekin Council

Council Tax Band: E

## Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on 01952 780778.

## Website

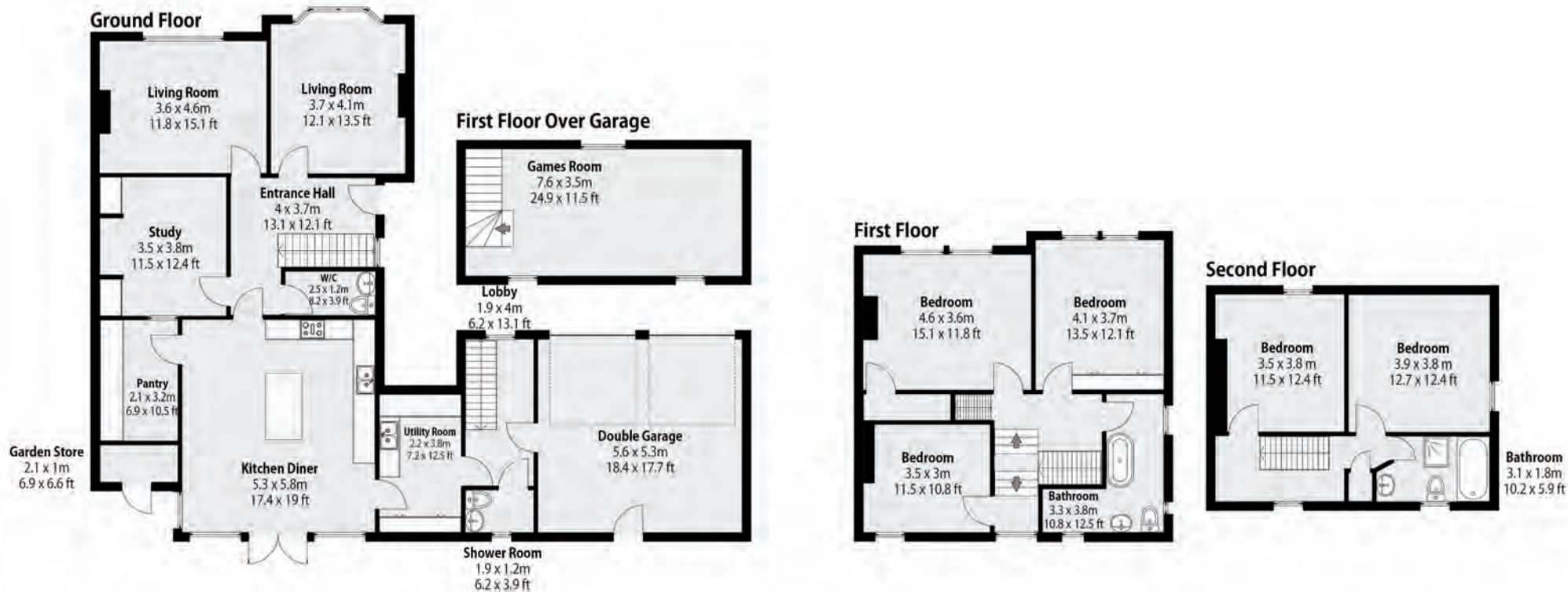
For more information visit <https://www.fineandcountry.co.uk/telford-estate-agents>



REGISTERED OFFICE: 5 Regent Street, Rugby, Warwickshire, CV21 2PE.

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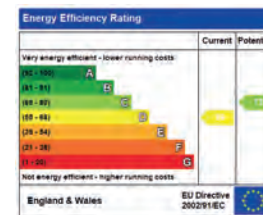
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**Total Combined Area: 283.4m<sup>2</sup> | 3050.5 Sq Ft.**

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Windows, doors, room sizes and other items included in this floorplan are **NOT TO SCALE**.

Tenure: Freehold  
Council Tax Band: E



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 02.07.2024





# FINE & COUNTRY

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Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things that make a home*



## JULIAN AMOS

PARTNER AGENT

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Having grown up in Shropshire, I took my first job in property sales back in 1995, working for a niche estate agency in Shrewsbury called DBJ. I immediately knew I'd found my calling, as I had a natural love for meeting new people and thoroughly enjoyed the art of presenting property at its very best. After a few successful years there, I fine-tuned my skills in the South East, gaining a distinction at Hove Business School. I then gained invaluable experience working for high-end estate agencies such as Hamptons International and Fox & Sons, with much of my high-end property experience gained within the London prime market and the affluent home counties, before my move back home.

Having settled down and started a family, my wife and I began planning our return to Shropshire some time ago. In 2019, we took the plunge and relocated our young family to our newly acquired home in Market Drayton. Both our children now attend Prestfelde in Shrewsbury, and I find myself in the dream position of working on home soil, doing exactly what I love—selling luxury homes for fabulous clients.

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)

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