

# The Station House Yorton Shrewsbury SY4 3EP



4 Bedroom House - Detached  
Offers In The Region Of £425,000

## The features

- IMPRESSIVE AND VERSATILE 4 BEDROOM DETACHED STATION HOUSE
- LOUNGE, SITTING ROOM AND DINING ROOM EACH WITH PERIOD FIREPLACES
- 2 GROUND FLOOR BEDROOMS (ONE EN SUITE)
- DRIVEWAY WITH PARKING, WOODEN GARAGE
- VIEWING ESSENTIAL
- ENVIABLE VILLAGE LOCATION - PERFECT FOR COMMUTERS
- GOOD SIZED BREAKFAST KITCHEN AND UTILITY ROOM
- 2 FIRST FLOOR BEDROOMS AND SHOWER ROOM
- ENCLOSED GARDENS
- EPC RATING D



\*\*\* TRULY DECEPIVE ACCOMMODATION WHICH MUST BE VIEWED \*\*\*

Step into a realm of timeless elegance and unparalleled convenience with this extraordinary London and North Western Railway Station House built in 1856.

Nestled in a picturesque village setting, offering a wealth of historic charm with modern living, this unique detached residence (with a royal link to Queen Mary who would have used the station house when she travelled by train to visit relatives nearby.) is Ideal for those with a penchant for both history and efficiency, a commuter's dream, providing access to London's vibrant heart while offering a tranquil retreat away from the urban hustle. Perfect for commuters who need to be in London for 08.10am. It also offers a front row seat to the mesmerizing spectacle of passing trains.

The deceptively spacious accommodation briefly comprises Lounge, Dining Room, Sitting Room, Family Room, Breakfast Kitchen, Utility, Conservatory, 2 ground floor Bedrooms, Bathroom, 2 First Floor Bedrooms and Shower Room.

The property has the benefit of oil central heating, double glazing, solar panels and house battery, private enclosed driveway with parking for several vehicles and good sized gardens with views over open farmland.

## Property details

### LOCATION

The property occupies an enviable location in this much sought after North Shropshire village, ideally placed for commuters with the Railway Station which has links to Shrewsbury, Crewe and London. Yorton has a Church and is a short stroll up into the village of Clive which boasts a primary school, doctors, church, active village hub and hall. There are beautiful walks on the doorstep including the famous Grinshill.

### CONSEVATORY

Double opening French doors lead into the Conservatory with tiled floor, radiator and double opening doors to

### KITCHEN/BREAKFAST ROOM

fitted with range of oak fronted units incorporating round bowl sink with mixer taps set into base cupboard, further range of cupboards and drawers with solid work surface over and having space for dishwasher and fridge. Recess housing stainless steel cooking range with extractor hood over and matching range of eye level wall units including glazed display cabinets. Tiled flooring, ample space for dining table, fridge freezer. Window to the side, radiator and door opening to

### DINING ROOM

A lovely light room with window to the side and double opening French doors leading onto the garden. Period style fireplace with open grate, exposed boarded floor, media point, radiator.

### SITTING ROOM

Another lovely light room with windows to the side and rear, exposed beamed ceiling, wood panelling to walls and feature cast iron fireplace with open grate. Radiator.

### LOUNGE

A characterful room with feature beamed ceiling, period cast iron fire place, two windows overlooking the rear, radiator.

### GROUND FLOOR BEDROOM

another characterful room with feature beamed ceiling, brick chimney breast housing cast iron log burner, window to the rear, radiator.

### EN SUITE BATHROOM

with suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC. Complementary tiled surrounds, window overlooking the rear, two radiators.

### UTILITY ROOM

with one and half bowl sink with mixer taps set into double base cupboard, worksurface area with space beneath for washing machine and tumble dryer. Wall mounted solar panel battery unit, tiled floor, radiator.

### BEDROOM 4/HOBBIES ROOM

with window to the side, built in storage cupboards, radiator.

### FIRST FLOOR LANDING

Staircase leads to the First Floor Landing, radiator and off which lead

### BEDROOM 1

A generous sized double room with window to the side, radiator.

### BEDROOM 2

again with window to the side, decorative wood panelling, radiator.

### SHOWER ROOM

A well appointed room with suite comprising walk through shower with direct mixer unit with drench head, wash hand basin and WC. Complementary tiled surrounds and flooring, heated towel rail. Window to the side.

### OUTSIDE

The property occupies an enviable position on the edge of this popular village. Approached through double opening wooden gates to driveway with parking for several vehicles and purpose built garage. The Gardens are laid to lawn with well stocked flower, shrub and herbaceous beds bordered by several seating and dining areas. Offering a good level of privacy and enclosed with wooden fencing. Outside lights and water tap.

### GENERAL INFORMATION

#### TENURE

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

#### SERVICES

We are advised that mains water, electricity and drainage are connected. Oil central heating.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band E - 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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Approximate total area<sup>(1)</sup>  
1621.68 ft<sup>2</sup>  
150.66 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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## Get in touch

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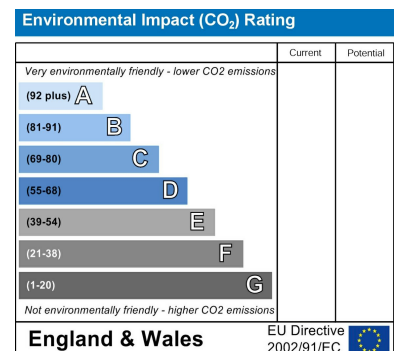
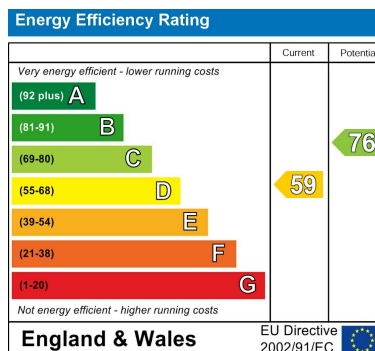
## Wem office

13A High Street, Wem,  
Shropshire, SY4 5AA

## We're available 7 days a week

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

Honest, Original, Motivated, Empathetic



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