



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**The Old Stables, Meadow Court, Wykey, Ruyton XI  
Towns, Shrewsbury, SY4 1JA**

**Offers in the Region of  
£825,000**

To view this property please call us on **01743 236 800** Ref: C7743/WM/KQ



---

# An exceptional opportunity to acquire a substantial four bedroom barn conversion, featuring a detached coach house, set on a stunning 3 acre plot, with an additional 7 acres available by separate negotiation.

An exceptional opportunity to acquire this unique and substantial barn conversion, featuring a detached coach house offering garaging and a self-contained annexe, adjoining fields with stables extending to approximately 2.7 acres. The property provides well planned and impressive proportioned accommodation throughout briefly comprising: reception hall, cloakroom, living room, kitchen/breakfast room, dining room/family room, bedroom one with en suite shower room, second bedroom with en suite shower room, two further bedrooms and family bathroom. Self Contained Annexe with an additional shower room. Mains water and electricity are connected, drainage is via a new latest specification septic tank, and the property benefits from LPG-fired central heating with underfloor heating to the ground floor. There are solar panels which currently generate electricity and an income of approx. £6000 a year. There is easy access to an excellent range of schools including Packwood School, Adcote Girls School, Ruyton Primary School and Baschurch Senior School.

Set within the delightful rural location of Wykey, just a short distance from the village of Ruyton XI Towns, there are amenities nearby such as a Primary School, Village Shop, Public House and a Church. The property enjoys beautifully maintained grounds whilst providing unspoilt countryside views.



---

## INSIDE THE PROPERTY

### RECEPTION HALL

17'9" x 9'5" (5.41m x 2.87m)

### CLOAKROOM

Wash hand basin, wc

### LIVING ROOM

17'9" x 35'1" (5.41m x 10.69m)

Large room with Inglenook fireplace with Clearview wood burner

Windows to three sides

Door to garden

### KITCHEN / BREAKFAST ROOM

17'9" x 17'1" (5.41m x 5.21m)

Fitted with a range of Bespoke wall and base units with granite work surfaces

Central island unit with breakfast bar

Integrated appliances

Useful pantry

Opening to:

### DINING / FAMILY ROOM

38'1" x 41'0" (11.61m x 12.50m)

Superb open-plan room with Vaulted ceiling

Bi-folding doors to sun terrace and gardens

### UTILITY ROOM

13'6" x 5'9" (4.11m x 1.75m)

STAIRCASE rising from reception hall to FIRST FLOOR LANDING

### BEDROOM 1

17'9" x 14'5" (5.41m x 4.39m)

Two sets of built in wardrobes

Velux roof light

Double opening window to Juliette balcony

### EN SUITE SHOWER ROOM

Large shower cubicle

Twin wash hand basins, wc

Heated towel rail

### BEDROOM 2

17'9" x 13'11" (5.41m x 4.24m)

Two Velux roof lights

### EN SUITE SHOWER ROOM

Corner shower cubicle

Wash hand basin, wc

### BEDROOM 3

13'10" x 11'10" (4.22m x 3.61m)

Built in store cupboard

### BEDROOM 4

13'10" x 6'4" (4.22m x 1.93m)

Built in store cupboard

### BATHROOM

Inset panelled bath with shower attachment over, Wash hand basin, wc

## OUTSIDE THE PROPERTY

### COACH HOUSE /DOUBLE GARAGE

18'6" x 19'8" (5.64m x 5.99m)

Door to:

### ADJOINING STORE ROOM

18'6" x 9'5" (5.64m x 2.87m)

### STUDIO / ANNEX

18'6" x 32'11" (5.64m x 10.03m)

Providing additional accommodation with a kitchenette and its own private entrance.

### EN SUITE SHOWER ROOM

Corner shower cubicle

Wash hand basin, wc

The property is approached over a shared driveway to a double gated access leading to a large private courtyard providing ample parking with EV charging pod and access to the Garage/Coach House. Pathway to the front of the property with a wealth of mature shrub beds and borders.

There is a large paved patio area providing ideal entertaining space with a manicured circular lawned area and well stocked shrub beds and mature hedge. Adjoining field which has been carefully landscaped to provide a wild meadow garden with mature trees, shrub beds, pond and a stream, a wildlife haven with otters, Kingfisher, owls and much more. There is stabling to the far end of the garden ideal for equestrian purposes. The gardens and grounds extend to approximately 2.7 acres and offer a true escape from the busy world.

There is a further 7 acres of adjoining land available by separate negotiation.



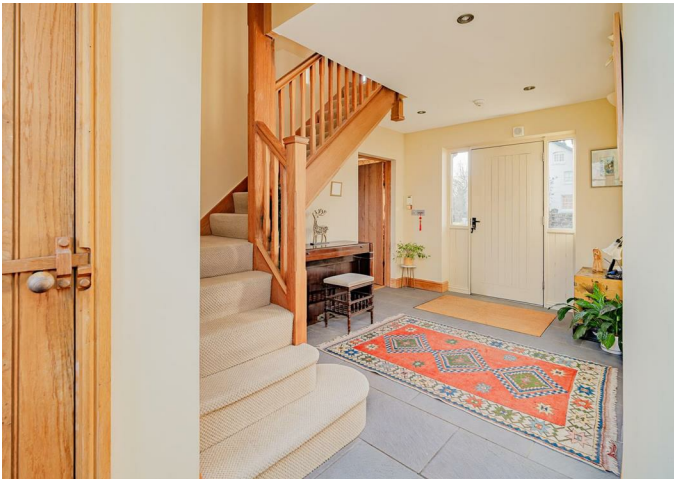






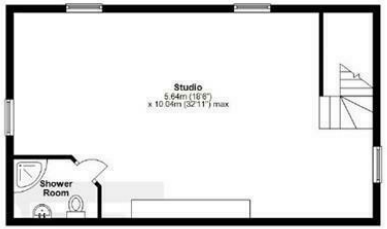
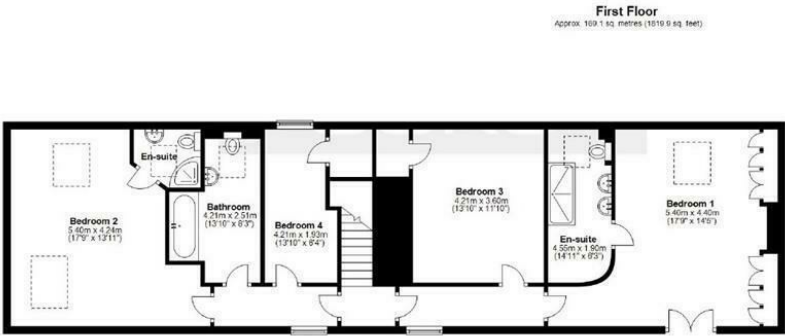
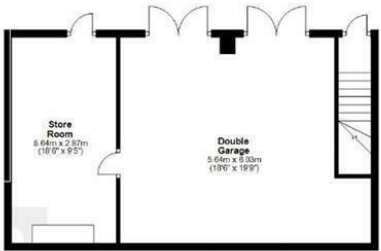
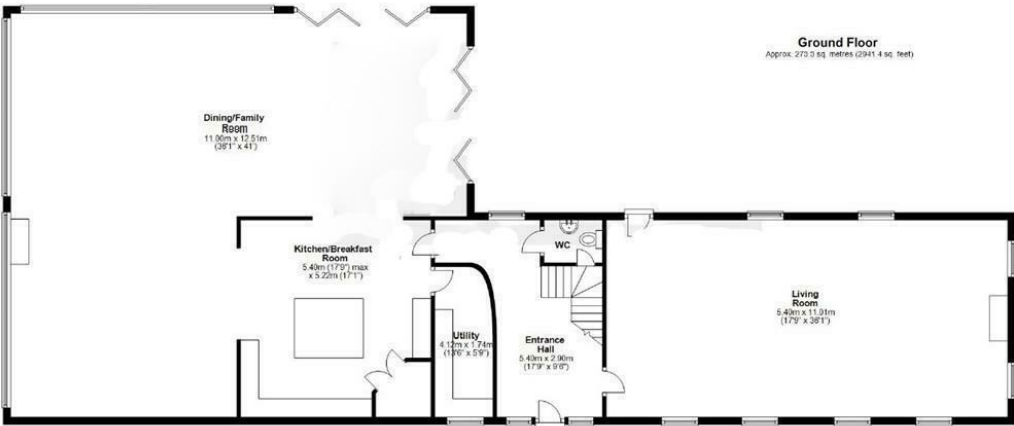








FLOOR PLANS ...



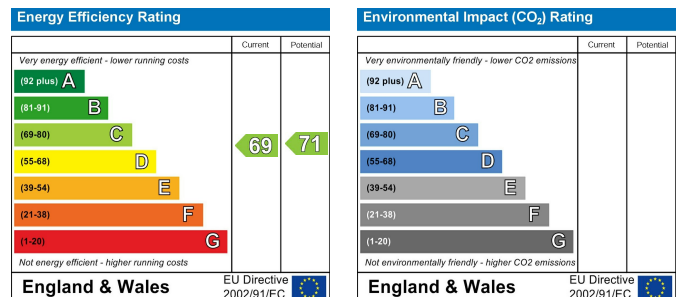
Total area: approx. 442.3 sq. metres (4761.3 sq. feet)

We accept no responsibility for any mistake or misstatement contained within this floorplan. This floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximate, only and provided as a guide only and not an exact replication of the property. Plan produced using Plan-i.

## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury on the B5067 (Berwick Road). Continue for some distance (Approximately 8.5 miles). At the traffic island, take the 3rd exit into Baschurch. Proceed to the cross road, turning left (signposted to Ruyton XI Towns). Proceed into Ruyton XI Towns, passing the school and at the war memorial, turn right onto School Road. Continue onto Park Bank, passing Packwood School and follow the road towards Wyke. Turn right on the left hand bend, where the entrance to Meadow Court will be found.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water and electricity are connected. Septic tank drainage. LPG gas fired central heating.

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.  
Tel: 0345 678 9000

Council Tax Band: G

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



The UK's number one property website

Head Office:

Residential Sales

4 Barker Street, Shrewsbury SY1 1QJ

Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office

4 The Square, Church Stretton SY6 6DA

Tel: 01694 724700 | Fax: 01743 248671



[www.millerevans.co.uk](http://www.millerevans.co.uk) | [homes@millerevans.co.uk](mailto:homes@millerevans.co.uk)

Members of: National Association of Estate Agents | Guild of Professional Estate Agents | National Federation of Property Professionals.

Partners: David. C. Evans, David S. Miller (FNAEA) • Stuart Langley (FNAEA), Georgie Miller BSc (Hons)