



## **The Post Office Church Street, Ruyton Xi Towns Shropshire SY4 1LE £575,000**

A truly stunning and versatile spacious family home set in a sought after village location with four bedrooms to the main residence attached business premises which could be incorporated into the main residence for extra accommodation, detached Garden Room, two bedroom detached Bakehouse, large gardens and entertaining areas and driveway. This property has the flexibility to suit any prospective purchaser as it offers large family living space with the addition of potential business and holiday let income. Ideally situated for all local amenities and within close proximity to the main road networks. EPC Rating C.



## The Main Residence

### Entrance Hallway

With feature Victorian tiled flooring. Oak doors accessing the Dining Room and Cellar/Cinema Room..

### Lounge Dining Room

7.7 x 5.5 (25'3" x 18'0")

The open plan living space features a double sided multi-fuel burner with arched flue, radiator, uPVC double glazed sash windows to the front and side aspects and Italian Travertine flooring throughout.

### Large Kitchen Breakfast Room

4.9m x 6.4m (16'0" x 20'11")

This spacious bespoke kitchen benefits from solid oak hand painted lona units and central island with integrated Aga and gas hob, granite work surfaces and up stands, Franke prep round sink, double Belfast sink with Perrin and Rowe mixer tap , integrated Neff coffee machine, steam oven, further oven/microwave, Rangemaster wine cooler, American style fridge/freezer and Neff dishwasher. Recessed spot lighting to ceiling, vaulted ceiling, four Velux windows, double glazed sash windows to the rear. Access unto the Utility Room and onto the rear decking via uPVC double glazed doors with steps down onto the courtyard.

### Utility Room

1.7m x 3.4m (5'6" x 11'1")

Matching units with original Belfast sink with mixer tap over and granite work top and up stands, wood effect laminate flooring, vaulted ceiling with exposed beams. Door to:

### Cloaks WC

With W.C, feature sink, Italian Travertine flooring and walls, radiator and extractor fan.

### Cellar/Cinema Room

Accessed via a stone stair case and currently fitted with integrated seating and wiring for the television/cinema room.

### Garden Room

5.6m x 5.8m (18'4" x 19'0")

Converted from garage space this detached versatile room currently used a Games Room has uPVC double glazed windows to the front and rear, wood effect laminate flooring, recessed spotlighting to ceiling, bi-folding doors leading onto the oak framed fitted barbecue/kitchen area with tiled roof.

### First Floor Landing

From entrance hall stairs lead up accessing all four Bedrooms and Bathroom with vaulted ceiling and exposed beams, uPVC double glazed window to the front.

### Master Bedroom

With vaulted ceiling and exposed beams, original exposed oak flooring, , two skylights, walk in wardrobe and access into the En Suite.

### En Suite Wet Room

With mixer shower, WC, round stone wash basin and extractor fan.

### Bedroom Two

3.9m x 3.6m (12'9" x 11'9")

With vaulted ceiling and exposed beams, wood effect laminate flooring, uPVC double glazed window to the side, radiator.

### Bedroom Three

3.3m x 3.2m (10'9" x 10'5")

With vaulted ceiling and exposed beams, wood effect laminate flooring and uPVC double glazed window to the front.

### Bedroom Four

3.7m x 3.0m (12'1" x 9'10")

With vaulted ceiling and exposed beams, wood effect laminate flooring, uPVC double glazed windows to the front and side aspects.



## Family Bathroom

2.5m x 2.1m (8'2" x 6'10")

With a suite comprising freestanding roll-top bath, Wet Room style mixer shower, feature sink, WC and Travertine tiled flooring and walls, vaulted ceiling with down lighting, extractor fan and uPVC double glazed window to the rear.

## Post Office/Convenience Store/ (Potential Further

This versatile 45.2 sq m internal space could easily be included as extra living accommodation within the main residence or opened again as a Post Office/Convenience Store or Tea Room, Gallery, Hairdressers for example. EPC Rating C.

## Outside

There is a courtyard to the rear featuring a monolith centre with sandstone flooring and under floor lighting along with access to a range of outbuildings with potential for conversion into further accommodation, the courtyard accesses the Garden Room and detached Bake House. To the rear is an extensive private lawned garden with Kitchen/Bar, winding lawn area featuring a variety of mature ornamental and fruit trees, plants and shrubs, along with feature wall with mirage door and circular sun area and Mediterranean style seating area. There is a driveway providing off road parking also.

## The Bake House Cottage

The Bake House dates back to 1905 and was originally the bakery for the village shop. This has now been converted into accommodation (in need of a new boiler and further remedial work with gas and electricity already connected). Ideally suited as Holiday Let or Family Annexe subject to relevant permission. EPC Rating G. The accommodation comprises:

## Kitchen/Dining Room

6.6m x 4.2m (21'7" x 13'9")

With Welsh slate flooring, Range cooker, dishwasher, coffee machine, steam oven and kitchen island with original wood from the Bakery, Belfast sink with mixer tap, uPVC double glazed window to the front and side aspects. Stairs to first floor.

## Living Room

6.4m x 4.3m (20'11" x 14'1")

With Welsh slate flooring, Charnwood cove log burner and French windows leading onto the large decking entertaining area.

## Bedroom One

3.5m x 2.6m (11'5" x 8'6")

With original timber beams and wooden ceiling throughout, balcony and tiled En-Suite shower.

## Bedroom Two

3.4m x 3.5m (11'1" x 11'5")

## Family Bathroom

2.7m x 1.7m (8'10" x 5'6")

With Travertine tiled flooring and walls, fitted with a white three piece suite comprising bath, wash basin and traditional high level WC, vaulted ceiling with exposed beams, two wall lights, radiator and uPVC double glazed window to the side.

## Directions

From Oswestry proceed along the A5 towards Shrewsbury for Approximately 6 miles turning left at Shottaton crossroads onto B4397 for Ruyton X1 Towns. Proceed along for 2 miles where the property is situated in the heart of the village on the left hand side. It is situated approximately 10 kmiles from Shrewsbury and 8 miles from Oswestry and only 2 miles from the A5 main road network making this an ideal Commuter location.



