



HEATHER HOUSE

2 RYTON PARK | SHIFNAL | SHROPSHIRE | TF11 9NX





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Wolverhampton 9.3 miles | Telford 10 miles | Bridgnorth 10.5 miles | Shrewsbury 23.5 miles | Birmingham 31.3 miles
(all mileages are approximate)

AN IMPRESSIVELY PROPORTIONED RESIDENCE OFFERING BEAUTIFULLY
BALANCED ACCOMMODATION, SET IN AN EXCLUSIVE PRIVATE
DEVELOPMENT WITHIN THE HIGHLY REGARDED VILLAGE OF RYTON

Impressive detached five-bedroom family home
Mature, private gardens with terracing and seating areas
Flexible home office/snug, perfectly suited for remote working
Detached double garage and ample off-road parking
Located within a conservation area on a managed development



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Heather House is an impressively proportioned detached residence offering beautifully balanced five-bedroom accommodation, forming part of an exclusive private development within the highly regarded village of Ryton.

Heather House is located within a conservation area and forms part of a managed development. A management company, Ryton Park Management Company, is in place to maintain communal areas, with an annual charge payable—further details are available from the selling agent.

SITUATION

Heather House enjoys a particularly desirable position within the charming hamlet of Ryton, which, whilst nestled amidst the rolling countryside of rural Shropshire, retains a convenient proximity to the market town of Shifnal, where a range of day-to-day amenities are available, including Schools, Supermarkets, Medical Facilities, Public Houses, and Restaurants. The neighbouring village of Beckbury provides further local amenities, whilst the centres of Telford, Bridgnorth, and Wolverhampton are all readily accessible.

The surrounding county and regional centres of Shrewsbury, Wolverhampton, and Birmingham all lie within a commutable distance and provide a more comprehensive range of shopping, leisure, cultural, and educational facilities. The area is also well placed for access to the national motorway network and rail services from nearby Shifnal, offering convenient connections throughout the Midlands and beyond.

THE ACCOMMODATION

Arranged over two floors, the property is centred around a striking and spacious reception hallway, setting the tone for the well-planned and versatile accommodation throughout. A generous first floor landing enhances the sense of space and connectivity within the home.

Heather House, 2 Ryton Park, Ryton, Shifnal Shropshire TF11 5NX
Approximate Gross Internal Area
House = 273 Sq M / 2906 Sq Ft
Garage = 29 Sq m / 314 Sq Ft



The principal reception rooms are situated to the rear, enjoying delightful views across the mature, private gardens. These include a well-appointed kitchen/breakfast room ideal for modern family living, a formal dining room, and a light-filled conservatory providing an excellent space for both entertaining and relaxation. The substantial living room, featuring an attractive log-burning stove, offers a warm and inviting environment, with seamless access through to the conservatory.

To the front of the property is a flexible home office or snug, perfectly suited for remote working or quiet retreat.

A ground floor W/C and a practical utility room with external access complete the accommodation at this level. To the first floor, a spacious landing leads to five well-proportioned double bedrooms.



To the first floor, a spacious landing leads to five well-proportioned double bedrooms. Of particular note are the two impressive bedroom suites, both benefiting from built-in storage, with the principal suite further enhanced by a dressing area and en suite facilities. The remaining three bedrooms are served by a generous family bathroom, fitted with a jacuzzi bath and separate shower.

GARDENS

Heather House is set within established gardens to both the front and rear, offering a high degree of privacy and year-round interest. The property is approached via a shared, private tarmacked driveway, which sweeps to the front and provides access to off-road parking and a detached double garage.

The rear gardens have been thoughtfully landscaped, featuring a wide variety of mature trees and shrubs. Well-positioned terraced and seating areas to the side and rear provide ideal spaces for outdoor dining and entertaining.

SCHOOLING

Ryton is well placed for access to a number of highly regarded state and independent schools, including Beckbury CE Primary School, Idsall School, Thomas Telford School, Wrekin College, Old Hall School, and Adams' Grammar School, together with the renowned independent schools of Shrewsbury School, Shrewsbury High School, Prestfelde, and Packwood Haugh.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, electric, gas and drainage.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 0345 678 9000.

COUNCIL TAX & EPC RATING

Council Tax Band – G
Current EPC Rating - E

DIRECTIONS

What3Words ///rested.saying.punctual
From Telford, follow the A442 south towards Bridgnorth. At Sutton Maddock roundabout, take the first exit onto the B4379, then the first right signposted Grindle and Ryton. After approximately 3 miles, turn left into Ryton village and follow signs for the church. At Ryton Hall, turn left and Heather House will be found as the second property on the left-hand side.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or roads.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



