



Roger  
Parry  
& Partners

Orchard House, Mytton Mill Mill Drive, Forton Heath,  
Montford Bridge, Shrewsbury, SY4 1HQ



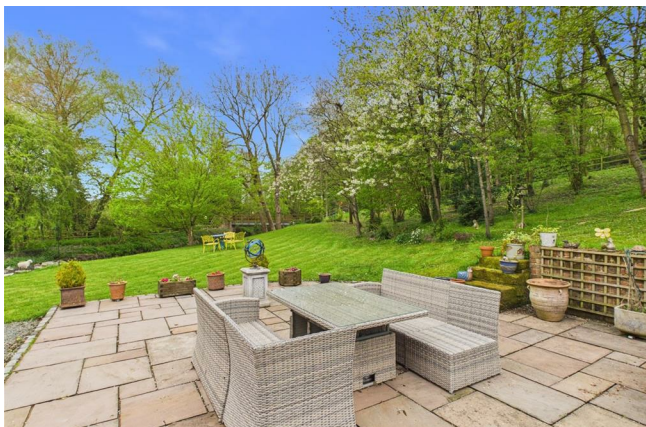
Orchard House, Mytton Mill Mill Drive, Forton Heath, Montford Bridge, Shrewsbury, SY4 1HQ  
Offers In The Region Of £695,000

A beautifully presented home set within the historic Mytton Mill, thoughtfully converted around six years ago into an exclusive collection of apartments and houses. The development boasts an idyllic waterside setting, complete with an attractive garden along the banks of the River Perry.

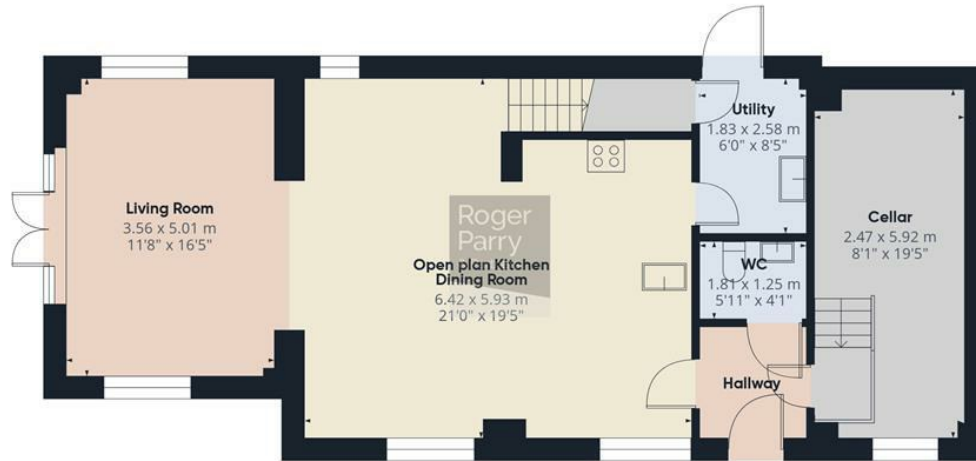
The accommodation briefly comprises an entrance hall leading to a spacious open plan kitchen/ dining and living area, featuring double French doors opening onto the rear garden. Additional ground floor spaces include a utility room, cloakroom, and cellar. Upstairs, the first floor offers two bedrooms with en-suite shower rooms, two further bedrooms, and a modern family bathroom.

Orchard House sits within approximately half an acre of grounds of thereabouts and benefits from fishing rights on the River Perry. The outdoor space also includes storage and a summer house, perfectly positioned to enjoy scenic river views. Finished to a high standard throughout, the property benefits from air source heating and double glazing.





## Floor Plan (not to scale - for identification purposes only)



Ground floor Building 1



Floor 1 Building 1

Ground floor Building 2



Approximate total area<sup>(1)</sup>

152.4 m<sup>2</sup>  
1642 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Set amidst the beautiful Shropshire countryside, this distinctive property provides a peaceful retreat while still being within easy reach of Shrewsbury and excellent transport links. Ideally positioned in the heart of the countryside, the property lies approximately five miles north-west of Shrewsbury, which offers a wide range of stylish shops, bars, restaurants, as well as attractions such as Theatre Severn, The Quarry and Dingle Gardens.

**Entrance Hall**

With wood effect tiled flooring and electric gate control panel.

**Open Plan Living/Diner and Kitchen**

This impressive open-plan living, dining and kitchen area is finished with wood-effect tiled flooring and enjoys a bright triple-aspect outlook, featuring two windows and double French doors opening out to the garden.

The kitchen is fitted with a contemporary range of units complemented by quartz worktops, incorporating a mixer tap with integrated drainer and a convenient pull out charging point with plug and USB ports. Integrated appliances include a fridge/freezer, dishwasher, Prima oven, microwave, and an induction hob with a Zanussi extractor fan over. Door leads through to:

**Utility**

Fitted with a matching range of modern units, offering space and plumbing for a washing machine and tumble dryer. Complemented by fitted worktops with an inset stainless steel sink unit and extractor fan, the room also provides access to a useful storage cupboard and a door leading out to the garden.

**Downstairs Cloakroom**

With wood effect tiled flooring, low level flush wc, wash hand basin with touch light up mirror above, heated towel rail and extractor fan.

**Cellar**

Providing space and excellent storage.

**First Floor Landing**

With fitted carpets, airing cupboard proving useful storage and access to roof space.

**Principle Bedroom**

With fitted carpets, fitted wardrobe, two windows providing stunning views of the garden. Door to:

**Ensuite Shower Room**

With modern white suite comprising, shower cubicle with shower unit with waterfall head, low level flush wc, wash hand basin with mixer tap, touch light up mirror above and heated towel radiator.

**Guest Bedroom**

With fitted carpets, fitted wardrobe and window overlooking beautiful gardens with views of the River Perry. Door to:

**Ensuite Shower Room**

With modern white suite comprising, shower cubicle with shower unit with waterfall head, low level flush wc, wash hand basin with mixer tap, touch light up mirror above and heated towel radiator.

**Bedroom**

With fitted carpets, fitted wardrobe and window providing views of the garden and River Perry.

**Bedroom**

With fitted carpet and window enjoying views of the garden.

**Family Bathroom**

Fitted with a modern white suite comprising a freestanding bath with mixer tap and shower head attachment, low level flush wc, wash hand basin with mixer tap, touch light up mirror above, heated towel radiator and extractor fan.

**Outside**

The property is approached via double electrically operated gates, opening onto an attractive gravelled driveway that provides ample off-road parking for several vehicles.

Set within approximately half an acre or thereabouts, the grounds enjoy a delightful position alongside the River Perry, with the added benefit of private fishing rights. The gardens are beautifully maintained and thoughtfully landscaped, featuring a variety of mature trees, shrubs and planting that create a peaceful and secluded setting, ideal for relaxation and outdoor enjoyment. Additional features include useful outdoor storage and a charming summer house, perfectly positioned to take full advantage of the stunning river views and the surrounding natural beauty.

**Agents Notes**

Please note there is a estate management fee of £92 per month. We would recommend this is verified during pre-contract enquiries.

**General Notes****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric and water services are connected. The property has the benefit of air source heating and a shared biodisc sewerage system. We understand the

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Broadband Download Speed is: Basic 7 Mbps & Superfast 1800 Mbps. The sellers have advised that fibre broadband is available at the property. Buyers are advised to make their own enquiries regarding availability and connection. Mobile Service: Variable outdoor. We understand the Flood risk is: Low. We would recommend this is verified during pre-contract enquiries.

#### COUNCIL TAX BANDING

We understand the council tax band is E. We would recommend this is confirmed during pre-contact enquiries.

#### SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

#### REFERRAL SERVICES AND FEE DISCLAIMER

Roger Parry and Partners routinely refers vendors and purchasers to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**MONEY LAUNDERING REGULATIONS:** When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non refundable.



## General Services:

**Local Authority:** Shropshire Council

**Council Tax Band:** E

**EPC Rating:** C

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

## Directions:

What3Words:///dormant.disengage.resists

## Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG

shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. 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. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.