



RIVENDELL

STANWARDINE I BASCHURCH I SY₄ 2HA





RIVENDELL

STANWARDINE | BASCHURCH | SY4 2 HA

Baschurch 2 miles | Ellesmere 7 miles | Shrewsbury 10 miles | Chester 35 miles
(all mileages are approximate)

An attractive detached country house standing within approximately 0.66 acres, with stabling, useful outbuildings and established gardens, situated in a pleasant rural setting.

Detached Country Home
Circa 1,600 sq ft
Gardens ext to approx. 0.66ac
Range of Outbuildings
Rural Hamlet Location



Ellesmere Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Rivendell is an attractive detached country house offering flexible and well-presented accommodation extending to approximately 1,600 square feet. The property combines character and practicality, with three bedrooms, spacious reception rooms and a lift serving both floors.

The established gardens and grounds extend to approximately 0.66 acres and include mature trees, paddock land, stabling and a range of useful outbuildings. Together they create an appealing lifestyle property suited to those seeking space, privacy and equestrian potential.

SITUATION

Rivendell occupies a pleasant position within the rural hamlet of Stanwardine, an attractive area of North Shropshire surrounded by open countryside.

The nearby village of Baschurch provides a range of everyday amenities including a convenience store, public house, medical practice and schooling, whilst the county town of Shrewsbury offers a more comprehensive range of shopping, recreational and educational facilities.

The surrounding area is renowned for its attractive rural landscape and network of quiet lanes, footpaths and bridleways, making it particularly appealing to those who enjoy walking, riding and other outdoor pursuits.

PROPERTY

Rivendell offers well-proportioned and versatile accommodation extending to approximately 1,600 square feet. The property has been thoughtfully arranged and enjoys a pleasant outlook over its gardens and grounds.

Throughout the property are a range of period features complemented by a number of modern improvements, such as a recently installed air-source heat pump.

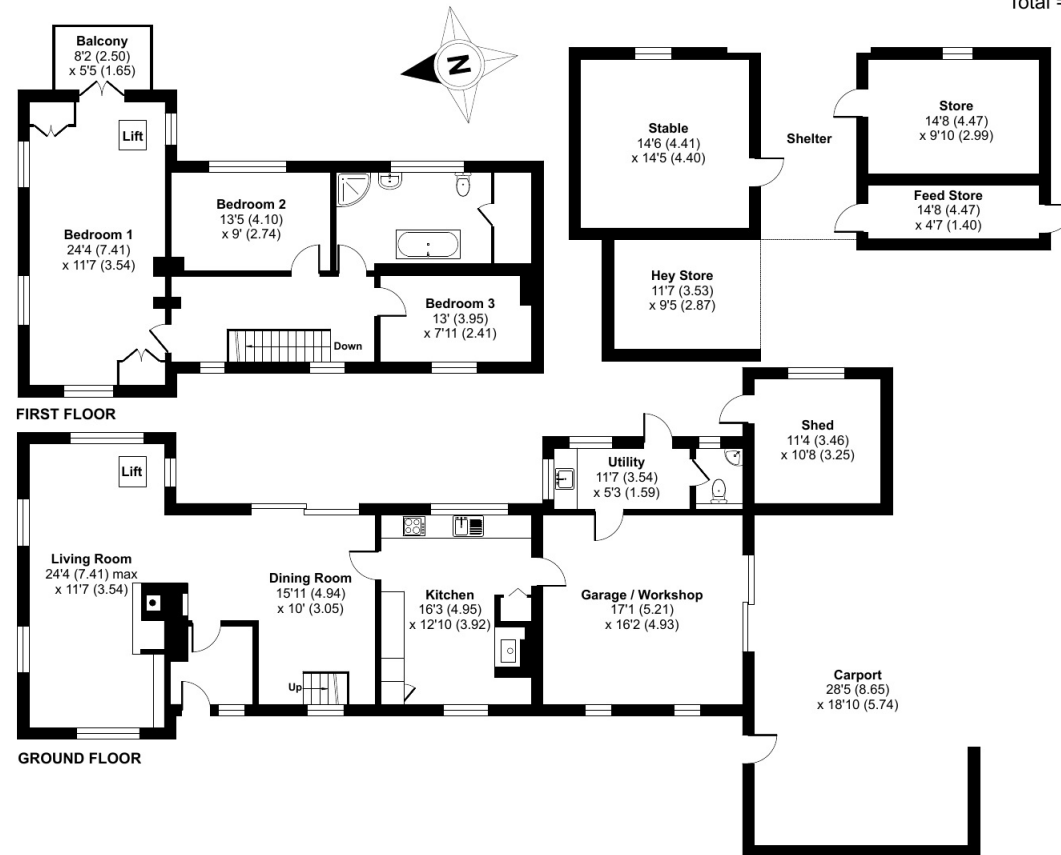
Approximate Area = 1584 sq ft / 147.1 sq m (exclude carport)

Garage= 370 sq ft / 34.4 sq m

Outbuildings = 645 sq ft / 59.9 sq m

Total = 2599 sq ft / 241.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Halls. REF: 1477238



The accommodation is centred around a welcoming dining room which links the principal living spaces and provides direct access to the gardens. The sitting room is a particularly attractive reception area featuring exposed timbers and a wood burning stove set within an attractive brick fireplace. The kitchen is complemented by a utility room and adjoining garage/workshop.

To the first floor are three well proportioned bedrooms, with the principal bedroom benefitting from a balcony overlooking the gardens and surrounding grounds.

Serving the bedrooms is a spacious family bathroom comprising a modern white suite which features a panelled bath, shower cubicle, WC, and hand basin.



GARDENS

A gated entrance leads onto a private driveway providing ample parking together with access to the garage/workshop and carport. The gardens are a particular feature of the property and have been thoughtfully established over many years to create a private and attractive setting. Extensive lawns are interspersed with mature specimen trees, flowering shrubs, established hedgerows and well-stocked borders, providing colour and interest throughout the seasons.

Beyond the formal gardens lies an enclosed paddock area together with a useful range of equestrian and storage buildings. The grounds offer excellent potential for those with equestrian interests or those seeking a manageable lifestyle property. In all, the property extends to approximately 0.66 acres.

The vendors presently rent further acreage within the village which may be available for onward purchaser.

OUTBUILDINGS

The property benefits from an excellent range of useful outbuildings including a garage/workshop, carport, stable, feed store, store room, shelter, hay store and and shed. Collectively these buildings provide considerable flexibility for storage, workshop use, equestrian purposes and a variety of rural pursuits.

SCHOOLING

Within a short drive are a number of highly rated state and private schools including Weston Lullingfields Primary, The Corbet School, Lakelands Academy, Ellesmere Primary School, Cockshutt C of E Primary, Ellesmere College, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep, Packwood Haugh, Adcote School for Girls, and Moreton Hall.

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, drainage, and electric. Heating is provided via an air-source heat pump.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

Council Tax Band - E

EPC RATING

Current EPC Rating - D (56)

W₃W

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DIRECTIONS

Leave Baschurch to the north via Shrewsbury Rd, turning left at the T junction onto the B4397. After around 0.3 miles, turn right onto a country lane and continue, passing through Stanwardine, for circa 1.4 miles and the entrance to the property will be positioned on the left.



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 hedges.

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.



