

# WILLOW BANK

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SCHOOL ROAD | RUYTON XI TOWNS



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SCHOOL ROAD | RUYTON XI TOWNS | SHROPSHIRE | SY4 1JT

Shrewsbury 9 miles | Oswestry 10 miles | Ellesmere 11 miles  
Chester 44 miles | Birmingham 55 miles | London Euston 2 hours 50 minutes  
(Distances and time approximate)

**A substantial detached village house with highly flexible accommodation,  
mature landscaped gardens and excellent outdoor entertaining space,  
close to open countryside.**

Substantial detached family house extending to about 2,474 sq ft

Large open-plan kitchen/dining room at the heart of the home

Two reception rooms together with a separate study

Four/five bedroom layout with flexible annexe-style potential

Principal bedroom with dressing room and en suite

Modern family bathroom and additional shower room

Mature gardens with terrace, decked seating and firepit area

EPC B with solar PV panels and ample driveway parking

VIDEO TOUR



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## LOCATION & SITUATION

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Willow Bank is situated in the heart of the popular North Shropshire village of Ruyton XI Towns, a well-regarded village surrounded by attractive rolling countryside. The village offers everyday amenities and enjoys convenient access to both Shrewsbury and Oswestry, making it well placed for those seeking a balance of village life and accessibility. The surrounding area provides excellent walking, riding and country pursuits, together with access to a wide range of shopping, schooling and leisure facilities nearby.

**Road:** The property is well placed for the A5, linking through to the M54, Telford and the wider Midlands motorway network.

**Rail:** Gobowen and Shrewsbury stations are both accessible, with onward rail links to the national network and services towards London Euston.

**Air:** Birmingham Airport is the most convenient major airport and is reachable by road in around 1 hour 20 minutes.

**Schools:** A range of respected state and private schools are available locally, including schools in Shrewsbury, Oswestry and Ellesmere.

**Sporting:** The area offers excellent walking, riding and country pursuits, with golf, cricket, tennis and further leisure amenities nearby.



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Willow Bank is an impressive detached village house built in 1997 and designed to provide generous, well-balanced accommodation over two floors. The property extends to approximately 2,474 sq ft, together with a detached garage, and offers a highly flexible arrangement suited to modern family life.

Of particular note is the superb central reception hall, the large open-plan kitchen/dining room and the adaptability of the additional ground floor bedroom and bathroom arrangement, which gives scope for multi-generational living or guest accommodation.





## THE ACCOMMODATION

Willow Bank is entered through a welcoming central reception hall, which immediately sets the tone for the rest of the house with its sense of space, excellent circulation and staircase rising to the first floor landing. The ground floor accommodation is both practical and versatile, arranged around a superb open-plan kitchen/dining room which forms the heart of the home and provides an ideal space for both day-to-day family occupation and informal entertaining. The kitchen itself is extensively fitted and opens naturally into a generous dining area with doors leading out to the gardens.

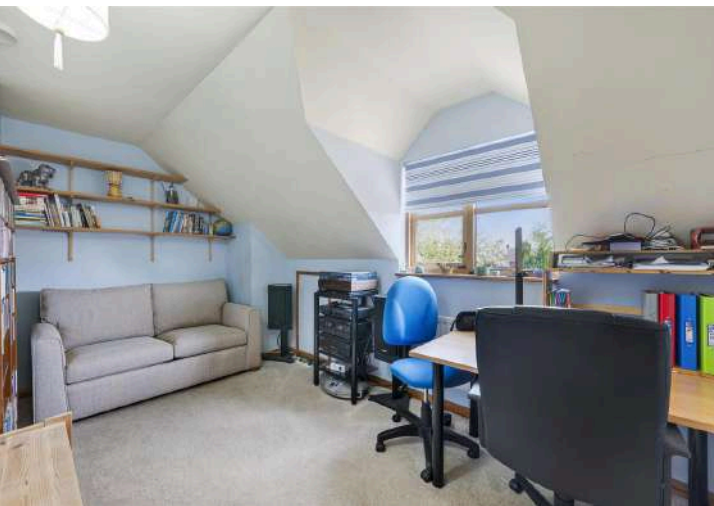
There are two further reception rooms, comprising a comfortable principal lounge with fireplace and a separate living room, together with a useful study which is ideal for home working.

Also at ground floor level is a bedroom served by an adjacent bathroom arrangement, which adds a high degree of flexibility and may suit dependent relative accommodation, guest space or older children, subject to individual requirements. A utility area and cloakroom/WC complete the ground floor.

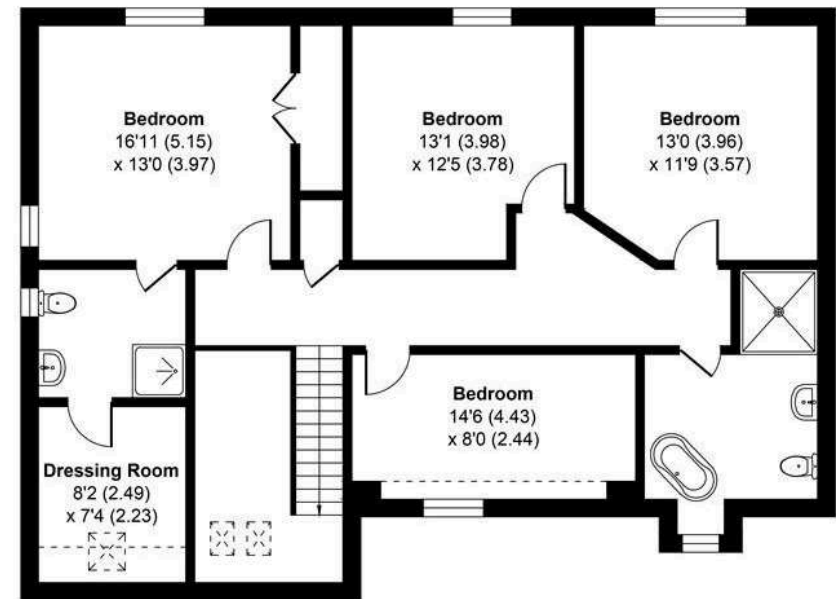
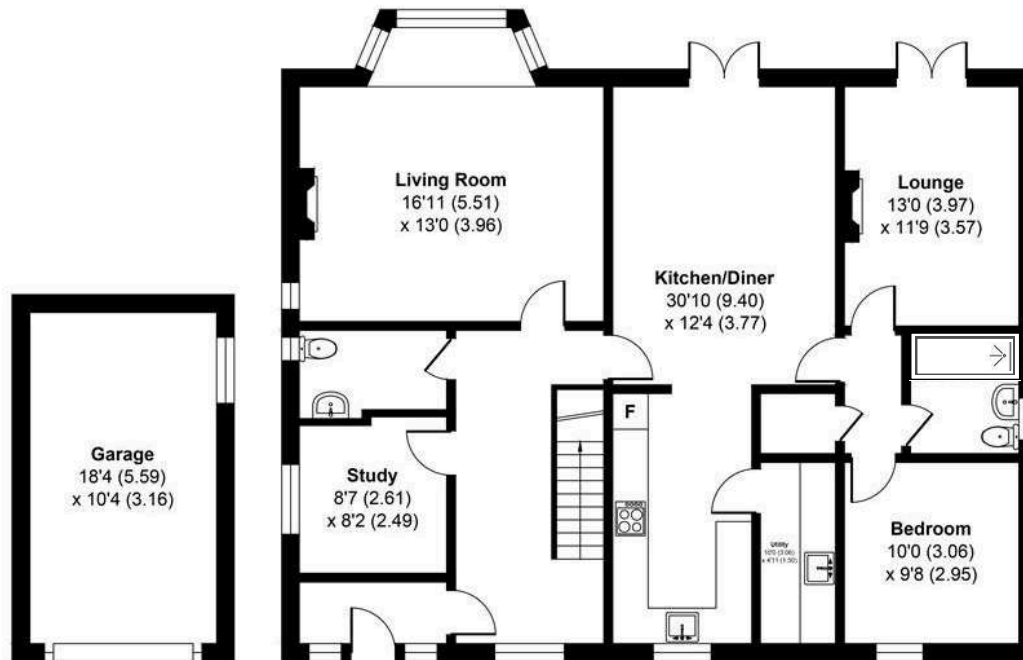
To the first floor there is a spacious landing leading to the principal bedroom suite, which benefits from a dressing room and en suite shower room. There are three further bedrooms, all of good proportions, together with a stylish family bathroom featuring a freestanding bath and separate shower. Overall, the accommodation offers an excellent blend of family practicality and flexibility, with the scale and layout to adapt to a variety of lifestyles.







Approximate Area = 2474 sq ft / 229.8 sq m  
Garage = 189 sq ft / 17.6 sq m  
Total = 2663 sq ft / 247.4 sq m  
For identification only - Not to scale



**Garage**

**Ground Floor**

**First Floor**

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

**VIDEO TOUR**



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## GARDENS & GROUNDS

The gardens and grounds are a particularly attractive feature of Willow Bank, providing a mature and well-established setting to the rear. Immediately adjoining the house is a paved terrace, ideal for outdoor dining and entertaining, which leads onto an expansive lawn bordered by mature trees, shrubs and established planting. Beyond this is a decked seating area with pergola and firepit, creating a further sheltered space for relaxation and entertaining.

The gardens offer an excellent degree of maturity and variety, with a lovely sense of enclosure and greenery throughout. There is also additional garden space and useful outbuilding/storage areas, together with driveway parking and a detached garage.

# GENERAL REMARKS

## 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, mains electricity and mains drainage. Heating is via mains gas central heating. The property also benefits from solar photovoltaic panels.

## LOCAL AUTHORITY

Shropshire County Council, The Guildhall, Frankwell Quay  
Shrewsbury, SY3 8HB. Tel: 03456 789000

## COUNCIL TAX

Council Tax Band – F

## EPC

Rating – B

## DIRECTIONS

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From Shrewsbury proceed north-west on the B5067 towards Baschurch and Ruyton XI Towns. On entering the village, continue along School Road where the property will be found in the village setting with access over the shared driveway.

## FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

## RIGHTS OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing, 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 are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.





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