



FOR SALE

Offers in the region of £695,000

Ridings Row, Leighton, Shrewsbury, SY5 6RN

An incredibly impressive, substantial, and immaculately presented detached property, situated in an elevated position, with most spectacular gardens situated in the incredibly popular village of Leighton.



MILEAGES: Shrewsbury 9.5 miles, Telford 7.5 miles. All mileages are approximate.



- Over 2,500 sq ft of accommodation
- Expansive mature and beautifully maintained gardens backing onto open countryside
- Majority of the accommodation set on one level
- Kitchen/breakfast room
- Spectacular living room with feature fireplace
- Attractive and popular location

## DIRECTIONS

From Shrewsbury take the B4380 road to Atcham and then continue on for about 1 mile, turn right heading for Ironbridge on the B4380. Carry on for about 5 miles until reaching the village of Leighton. Drop down the dip past the public house on the right hand side and Ridings Row will be seen on the left hand side.

What three words - [///camcorder.marketing.friday](http://camcorder.marketing.friday)

## SITUATION

The property is most attractively situated, towards the fringe of the sought after village of Leighton, which is a conservation area, positioned south east of Shrewsbury and a short drive from Ironbridge, a renowned historical and tourist centre, which also offers a selection of shops. The property itself sits raised with attractive country views to the front and the rear. The village itself is known for its community atmosphere, lovely pub and there are also a number of walks available in the area. Commuters will find that road links provide access south via Bridgnorth to Kidderminster or alternatively via the M54 motorway to Wolverhampton. Leighton is located not far from Telford, Much Wenlock, Cressage, Bridgnorth and Shrewsbury, within the triangle of the A5, A458 and A442.

## DESCRIPTION

Riding Row is deceptively spacious family home with the majority of the accommodation set on one floor. The property is immaculately presented throughout and has only had three owners since it was built in the 1960's.

On entering the property, there is a large reception hall where all the principle rooms flow beautifully from here. The main sitting room is located to the front and offers a superb and spacious entertaining space, a feature fireplace with gas insert and sliding doors out to the front raised terrace, offering lovely countryside views. Beyond the sitting room is the dual aspect dining room with rear access to the gardens and then this room flows to the kitchen/breakfast room. The kitchen has a range of wall and floor units, larder cupboard, tall cupboard, built in appliances including a dishwasher, double oven, four ring gas hob, and fridge. Sliding doors from here lead to the rear patio.

There are four incredibly well portioned double bedrooms, all with built in wardrobes. The principal bedroom has a dressing area a Jack and Jill en-suite bathroom. There is a family bathroom with separate shower that services the three bedrooms.

Stairs lead from the hallway to the lower floor which has a utility room and access to the integral double garage. There are solar panels who ownership will be passed to the new owners and they will benefit from one of the original tariffs. Income circa £2,000 per year.

## ENTRANCE HALL

With doors off and to:-

## LIVING ROOM

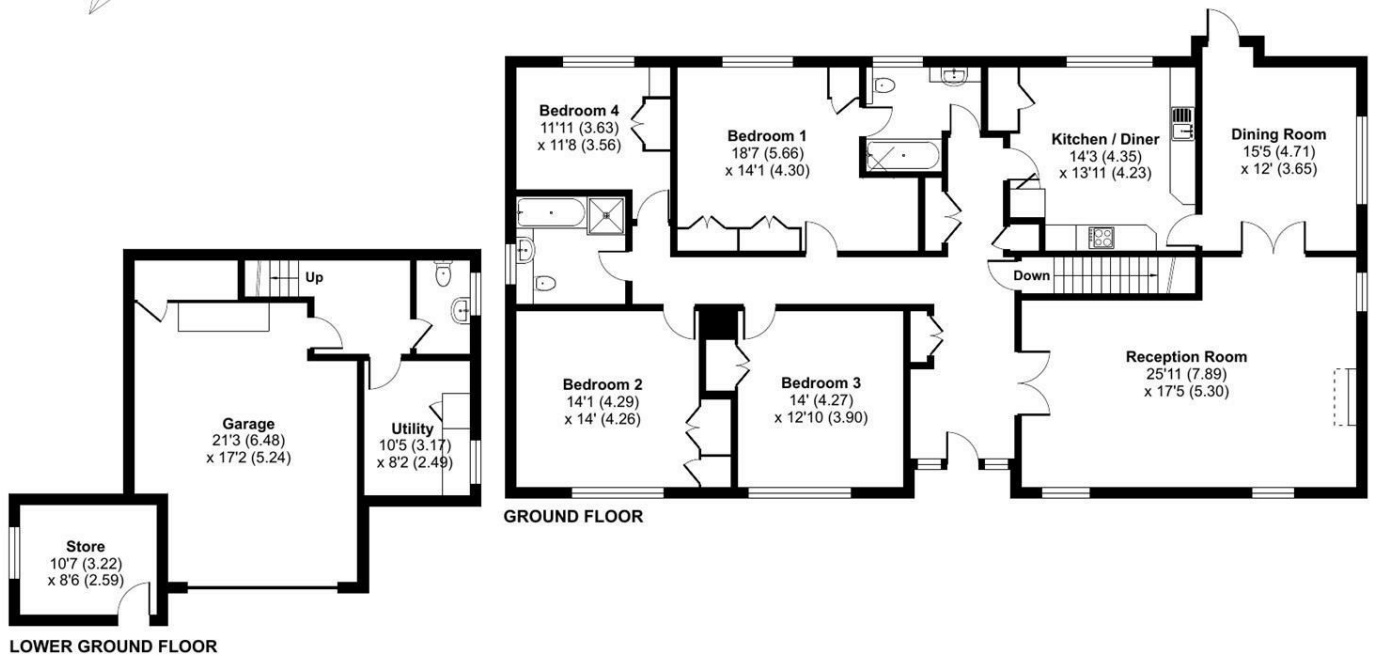
Feature gas inset fire and mantle. Doors to:-

## DINING ROOM

With glass fronted display cupboards and access door to rear.



Approximate Area = 2267 sq ft / 210.6 sq m  
 Garage = 361 sq ft / 33.5 sq m  
 Outbuilding = 90 sq ft / 8.3 sq m  
 Total = 2718 sq ft / 252.4 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). © nrxhocom 2025. Produced for Halls. REF: 1268650



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



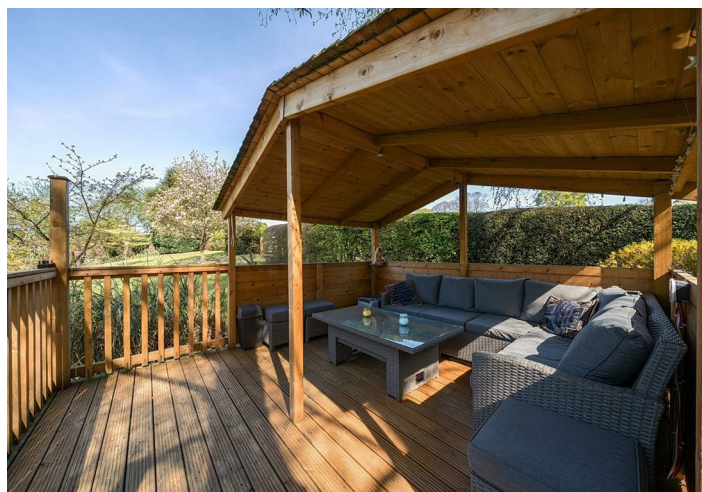
2 Reception  
Room/s



4 Bedroom/s



2 Bath/Shower  
Room/s



#### KITCHEN

Comprising a range of wall and floor units, larder cupboard, tall cupboard, built in appliances including a dishwasher, double oven, four ring gas hob, and fridge. Sliding doors from here lead to the rear patio.

#### BEDROOM ONE

Window to rear, built in wardrobes and door to bathroom.

#### EN-SUITE BATHROOM

Comprising a low level WC, wash hand basin set in vanity unit and panelled bath with shower over. Part tiled walls.

#### BEDROOM TWO

Window to front and built in wardrobes.

#### BEDROOM THREE

Lovely aspect to front.

#### BEDROOM FOUR

#### FAMILY BATHROOM

Providing a suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under, panelled bath and shower cubicle.

#### OUTSIDE

The property is approached over a private driveway that leads to a large parking area to the front and the integral garage beyond that has an electric door.

#### THE GARDENS

The front gardens wrap around to both sides and beautifully landscaped and mostly laid to lawn. Ridings Row has some of the most beautiful and spectacular gardens that offer huge delight throughout the year. The stunning gardens include a patio, herbaceous beds and borders and mature trees, bordered one side by a delightful brook with a umbrella of trees. There are also several areas to sit in peace and tranquillity and enjoy the beautiful surroundings including a raised timber gazebo, taking in the views looking back down the garden. At the top of the garden there are views in the opening of the hedge of the local countryside and the tip of the Wrekin. There is an old pigsty next to the brook useful for storage of garden implements.

#### GENERAL REMARKS

##### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

##### FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

##### TENURE

Freehold. Purchasers must confirm via their solicitor.

##### SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating. LPG gas fire and hob. None of these services have been tested.

##### COUNCIL TAX

The property is in Council Tax band 'G' on the Shropshire Council Register.

##### VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.



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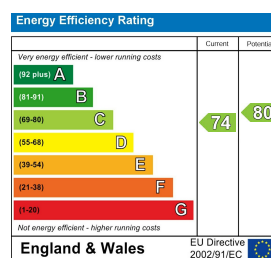
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



01743 236444

**Shrewsbury Sales**  
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