



PIGEON DOOR

RYTON | DORRINGTON | SHREWSBURY | SY5 7NQ





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Shrewsbury 7 miles | Telford 19.8 miles
(all mileages are approximate)

AN INCREDIBLY SPECIAL PERIOD FAMILY HOME THAT HAS BEEN
UPDATED AND OFFERS WELL PROPORTIONED ROOMS WITH
PANORAMIC COUNTRYSIDE VIEWS.

A huge amount of charm and character throughout
Great living accommodation for the modern family
Superb open plan kitchen/dining/family room
2 paddocks - in all approx 1.4 acres
No onward chain



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3Words - ///topics.seasons.proposals

From Shrewsbury take the A49 through Bayston Hill and turn left sign posted Condover. Continue through Condover passed the primary school. Turn left onto Church Street. Continue out of the village and bear right by Farm Friends. Continue along the lane and take the first right after the commercial park signposted Ryton and Dorrington. Pigeon Door will be found on the left hand side a short distance down the lane.

SITUATION

Pigeon Door is situated just outside the rural hamlet of Ryton, which is situated in beautiful rolling Shropshire countryside. Local amenities can be found in Ryton which has a local pub and village hall, Condover with a local shop, post office and social club and Dorrington with pub, shop with post office and restaurant. A more extensive range of shopping, recreational and educational facilities can be found in the historic county town of Shrewsbury. The property is within the reach of local schools including Condover Primary, Longnor Primary School and Church Stretton School.

Communications in the area are good with the M54 (Junction 7) providing access to Telford, the West Midlands conurbation and the national motorway network. From Shrewsbury the A5 provides access to Mid and North Wales linking with the A53 to The Potteries and the A49 to Chester, Manchester, Liverpool and beyond. There is an InterCity rail network from Shrewsbury, Wellington, Telford and Stafford as well as the national airports of Birmingham, Manchester, Liverpool and the East Midlands.

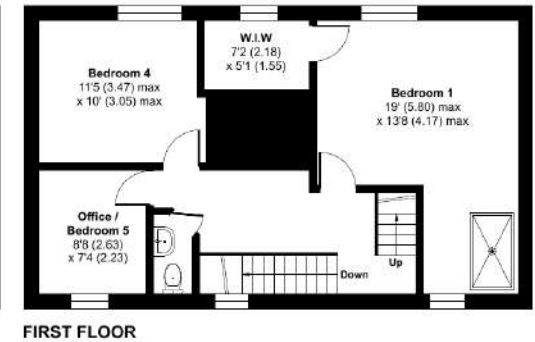
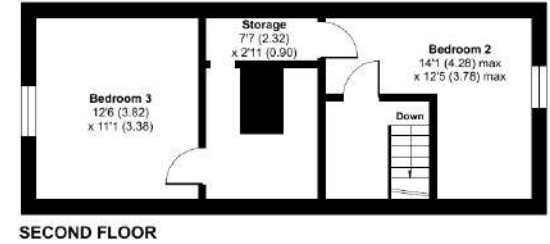
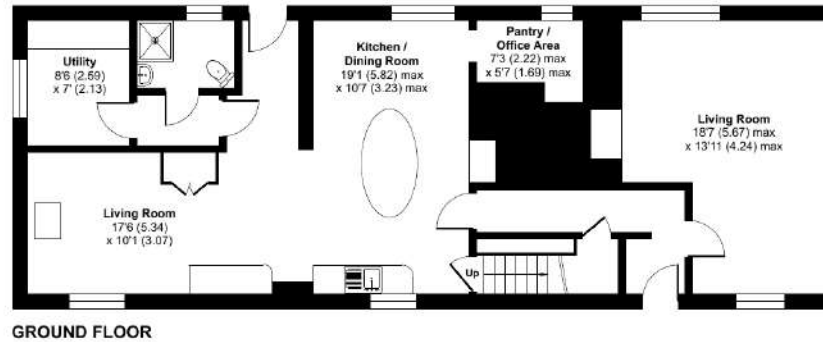
PROPERTY

Pigeon Door is an exceptionally special period family home dating back to the 16th century, beautifully updated by the current owners while preserving its rich heritage. The property's enviable position, combined



Approximate Area = 2035 sq ft / 189 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). © n/checom 2026. Produced for Halls. REF: 1434645



with its generously proportioned rooms and breathtaking panoramic countryside views, creates a truly unique and atmospheric home.

Steeped in charm and character, Pigeon Door showcases a wealth of original features including exposed beams, inglenook fireplaces, and traditional wattle and daub construction, while still offering flexible and practical living space suited to modern family life.

The welcoming entrance hall immediately sets the tone, with exposed timbers and period detailing leading through to the principal reception spaces. The sitting room is a beautifully proportioned dual-aspect space, centred around an impressive open fireplace with brick and tiled surround-perfect for cosy evenings. At the heart of the home lies the kitchen/breakfast/family room, a wonderfully characterful space featuring Exposed beams and tiled flooring, fitted units, built in appliances and a wood



burning stove in the family area. There is also a pantry/storage area that could be a small office.

This room flows through to a rear hall providing access to the garden and additional accommodation in a utility room and a wet room with shower.

Stairs rise from the kitchen to a character-filled landing, where a glazed feature panel reveals the home's historic wattle and daub construction. The principal bedroom is a standout feature, enjoying far-reaching countryside views and benefiting from an adjoining open shower room and walk in wardrobe. A second bedroom also enjoys stunning westerly outlook, while there is also an office/bedroom 5 that has plumbing meaning it could be changed to a family bathroom. There is also a separate WC and sink.

A further staircase leads to two additional bedrooms, both full of charm with exposed beams and original detailing. Further storage can be found on this floor.

OUTSIDE

Outside there is a private gravelled driveway leading to a large parking area with timber carport. Beyond the drive is the land of approx. 1.2 acres split into 2 paddocks. It is outside where you realise what a truly idyllic location Pigeon Door is set in approximately 1.4 acres in total. The front gardens that are mostly laid to lawn benefit from a garden room with a log burner and wonderful far reaching

countryside views and beautiful sunsets as it is westerly facing.

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 and electric. Drainage is provided to a private system.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – E



RIGHT 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.

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.

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.



