



THE WAIN HOUSE

WYKEY | RUYTON XI TOWNS | SY4 1JA





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Baschurch 4 miles | Ellesmere 10 miles | Shrewsbury 10 miles | Chester 33 miles
(all mileages approximate)

A PARTICULARLY CHARMING BARN CONVERSION WITHIN
1.14 ACRES IN AN IDYLIC RURAL SETTING

Circa 1,900 sq ft
Situated within Gardens which extend, in all, to 1.14ac
Range of Versatile Outbuildings
Idyllic Rural Setting with Far Reaching Views
No Onward Chain



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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

The Wain House is a charming three-bedroom barn conversion which has been lovingly maintained to now provide almost 1,900 sq ft of flexibly arranged and carefully presented living accommodation; with a range of well-proportioned reception rooms joined by three comfortably-sized bedrooms.

The property is positioned within wonderful gardens which extend, in all, to around 1.14ac and benefit from a delightful southerly aspect which affords far-reaching views across open countryside.

The property is further complemented by a range of versatile outbuildings which provide an additional 930 sq ft of space and comprise a double garage and two brick-built barns.

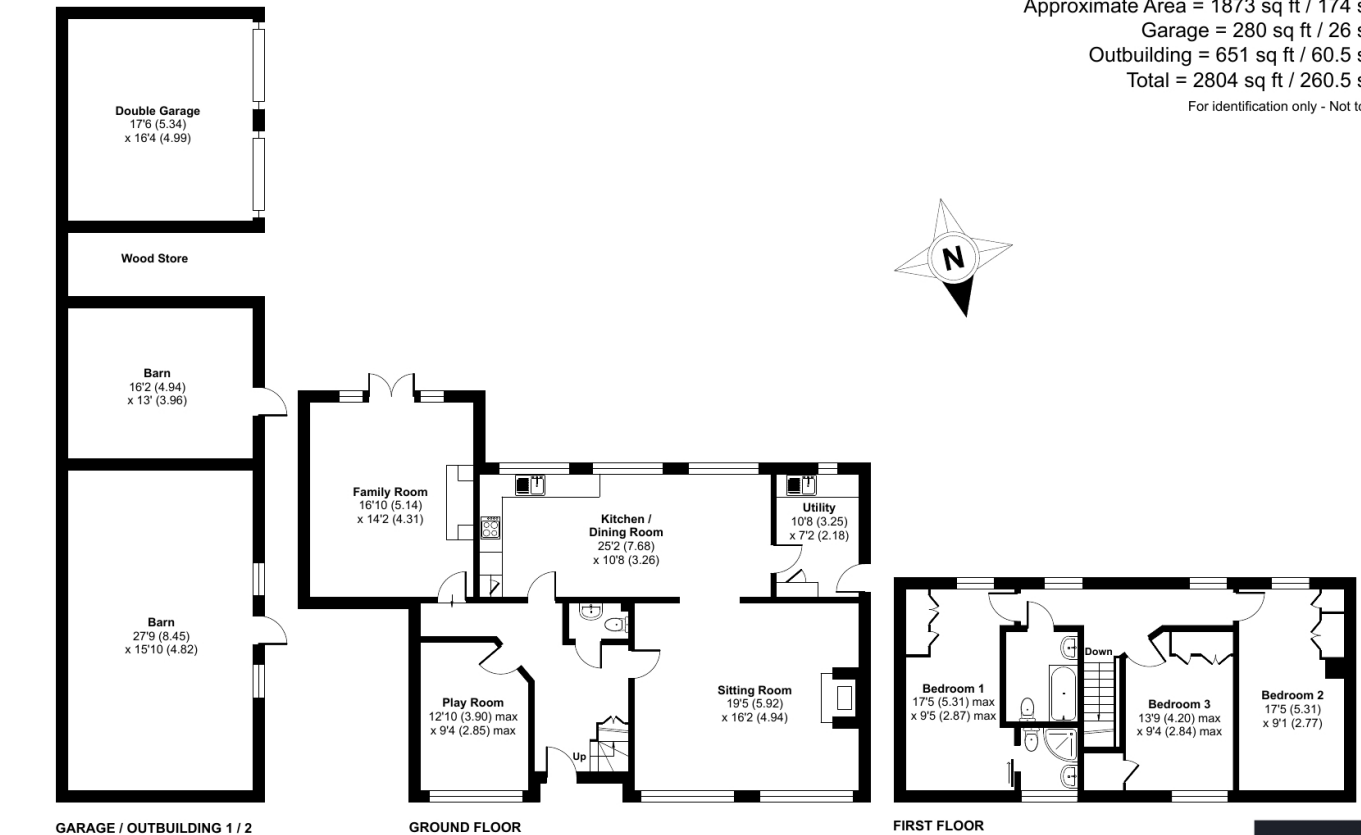
SITUATION

The Wain House occupies a particularly pleasant position within the rural hamlet of Wykey, which lies amidst the rolling countryside of the north Shropshire landscape with immediate access onto a network of footpaths, bridleways, and quiet country lanes, making it deal for those with rambling, cycling, and equestrian interests.

The popular village of Baschurch and the lakeland town of Ellesmere are situated within easy reach and provide a range of day-to-day amenities, including Schools, Supermarkets, Public Houses, and Medical Facilities; with the thriving county centre of Shrewsbury located around 30 mins to the south.

PROPERTY

The property is principally accessed via an Entrance Hall with inset Cloakroom, where stairs rise to the first floor and a door opens to the left into a versatile Study/Playroom ideal for families or those working from home, this featuring a full height picture-window overlooking the front elevation.



Approximate Area = 1873 sq ft / 174 sq m
Garage = 280 sq ft / 26 sq m
Outbuilding = 651 sq ft / 60.5 sq m
Total = 2804 sq ft / 260.5 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). © nchecom 2026. Produced for Halls. REF: 1436735



Turning right from the Hall, a further door opens into a welcoming Sitting Room which features two picture windows overlooking the front, alongside ample space for seating arranged before a multi-fuel burner. The rooms segues through to a wonderfully sociable Kitchen/Dining Room which serves as the heart of this captivating home and provides an ideal space for entertaining and family moments alike, with a door leading through to a useful Utility Room.

The Ground floor accommodation is completed by a spacious Family Room which enjoys patio doors which exit directly onto the generous Gardens.

To the first floor are three comfortably-sized Bedrooms, the principal of which is complemented by an adjoining En-Suite Shower Room. A Family Bathroom serves Beds two and three and features and attractive fitted suite.



GARDENS

The gardens of Wain House boast a desirable southerly aspect and are a particularly notable feature of the property. Extending, in all, to around 1.14 acres, the gardens feature expanses of well-maintained lawns which are interspersed with attractive seating area, mature trees, and established floral beds; these culminating to the south at a natural wildlife pond. The gardens proportions afford them scope for use for the keeping of smaller livestock, such as ducks, chickens, ponies, and sheep.

OUTBUILDINGS

The property is accessed over a substantial driveway which affords ample space for a number of vehicles. The driveway is situated before a range of versatile outbuildings which provide an additional circa 931 sq ft.

A double garage offers excellent space for vehicular storage whilst the two adjoining brick barns provide untold potential for a variety of onward usages, be that as stabling, office space, or, potentially, for ancillary accommodation (subject to the necessary permissions being granted).

SCHOOLING

The property is well positioned for access to a number of well-regarded state and private schools, including St. John the Baptist CofE Primary, Baschurch CofE Primary, The Corbet School, Lakelands Academy, Packwood Haugh School, Adcote School for Girls, and Ellesmere College.

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 and heating is provided by an oil-fired boiler.

LOCAL AUTHORITY

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

COUNCIL TAX

Council Tax Band – E

DIRECTIONS

What3Words [///townhouse.define.refusals](https://www.what3words.com/#!/townhouse.define.refusals)

Leave Shrewsbury to the north via the B5067, continuing until reaching a T junction within Baschurch; here, turn left a continue for further 2.2 miles into Ruyton XI until a right hand turn leads onto School Lane. Follow School Lane past Packwood Haugh School for 1.8 miles and, shortly after a sharp left hand turn, the property will be situated 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 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 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.



For Illustrative Purposes Only



