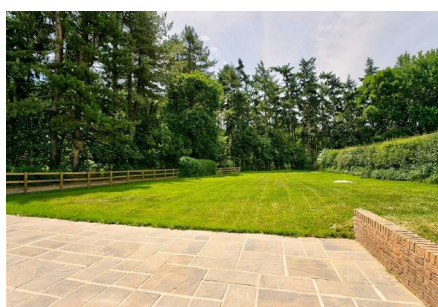


**FOR SALE**

Offers In The Region Of £775,000

Cotonside Ruyton Moss, Ruyton XI Towns, Shropshire, SY4 1NF

A beautifully improved and greatly enhanced country property providing spacious and versatile accommodation, set with gardens, stable block and grazing land in a delightful unspoilt setting. In all about 11.62 acres (4.70 ha).
NO ONWARD CHAIN



MILEAGES: Shrewsbury 11.1 miles, Oswestry 8.6 miles and Telford 26.1 miles. All mileages are approximate.



- **Desirable Equestrian Property**
- **Immaculately presented**
- **Versatile rooms**
- **Gardens and Grazing Land**
- **Easy access to amenities**
- **About 11.62 acres**

DIRECTIONS

From Shrewsbury proceed north along the A5 until reaching the Shotatton crossroads. Turn right and head to Ruyton XI Towns. Proceed into the village, passed the school and take the next turning right on to Pound Lane. Follow this to the first bend and proceed straight ahead on to an unmade access track. Follow this quite some distance through two sharp bends and a wooded area, which then leads directly to the property. DO NOT FOLLOW SAT NAV DIRECTIONS.

SITUATION

The property occupies a highly desirable and beautifully secluded rural location in the middle of North Shropshire farmland, occupying a sheltered position with a lovely woodland foreground. There is immediate access available on to a bridleway, which extends along the access track and driveway and then out through woodland. The nearby village of Ruyton XI Towns offers a pub, church, primary school and Packwood Haugh School. Whilst the neighbouring village of Baschurch includes a busy Spar shop, pubs, takeaway restaurants, a repair garage and the highly popular Corbett School. A more comprehensive range of amenities can be found at either Shrewsbury or Oswestry. Commuters will find that the A5 links north through to Oswestry with links to Wrexham and Chester, or alternatively east through to Telford and thereon to Wolverhampton. The area is well known for its country pursuits and from the property there is excellent opportunity for riding out.

DESCRIPTION

Cotonside offers a rare opportunity to acquire a versatile equestrian property, which has recently undergone a full scheme of renovation and improvement. The current owners have made a number of alterations which include:

- * A brand new kitchen with numerous integrated appliances
- * A refitted utility room
- * New suites and fittings to the guest WC, family bathroom and en-suite shower room
- * New floor coverings have been introduced throughout
- * A complete scheme of internal redecoration

The property is built of brick and sandstone and offers well proportioned living accommodation throughout, including 3 reception rooms in addition to a lovely open plan living breakfast kitchen, with an open fireplace. Also to the ground floor is spacious utility room and separate guest WC. To the first floor, there are four bedrooms, the master of which has a refitted en-suite shower room, whilst the remaining 3 bedrooms are served by the main family bathroom, which has a modern white suite.

Outside, the gardens have been laid out for ease of maintenance and are predominantly laid to lawn. There are a selection of outbuildings including a former shippon - presently used as garden stores - and the main equestrian building which is a stable block. There is ample scope, subject to planning consent, for additional buildings if required.

The land is immediately adjacent to the house and stable block, offering good grazing, suitable for equestrian or other livestock uses.

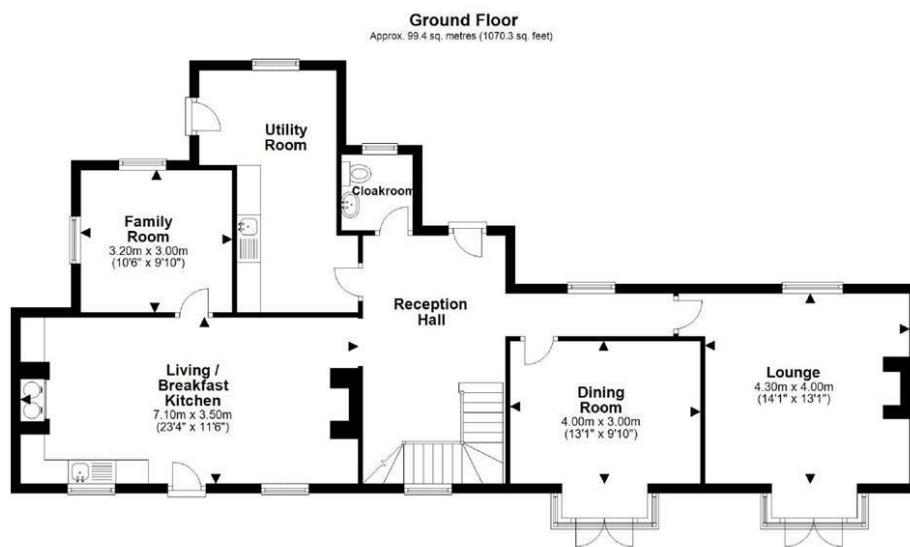
THE WHOLE EXTENDS TO ABOUT 11.62 ACRES.

STORM PORCH

With slate tiled floor and oak post. Panelled part glazed access door into:

RECEPTION HALL

With tiled floor, under stairs storage cupboard, with staircase rising to first floor.



Total area: approx. 183.1 sq. metres (1970.6 sq. feet)

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.



3 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



GUEST CLOAKS/WC

With tiled floor. Providing a modern suite comprising low level WC with hidden cistern and free hanging wash hand basin with storage drawer under. Tiled splash. Extractor fan. Wall mounted heated towel rail.

LOUNGE

With brick fireplace and oak mantel housing log burning stove. Bay window with twin French doors leading out onto the patio and garden.

DINING ROOM

With bay window incorporating twin French doors leading out to the patio and garden.

BREAKFAST KITCHEN

With tiled floor and providing an attractive range of soft close eye and base level units comprising cupboards and drawers with extensive quartz work tops and upstands. One and a half bowl Belfast style ceramic sink unit and drainer with mixer tap over. Integral dishwasher. Integral fridge freezer. Rangemaster electric cooker with double oven and grill, 5 ring induction hob unit. Under cupboard lighting. Ceiling downlighters. Beamed ceiling. Attractive exposed brick fireplace.

SNUG/FAMILY ROOM

With tiled floor. Dual aspect windows.

UTILITY ROOM

With tiled floor and providing a range of eye and base level storage cupboards and drawers. Generous worktop over incorporating a one and a half bowl ceramic sink unit and drainer with mixer tap over. Space for tumble dryer. Space and plumbing for washing machine. Worcester oil fired central heating boiler. Glazed oak access door to rear.

FIRST FLOOR LANDING

With built in airing cupboard housing the lagged hot water cylinder. Doors off and to:

BEDROOM 1

With aspect over gardens and stable block. Door to:

EN-SUITE SHOWER ROOM

With tiled floor. Providing an attractive modern suite comprising low level WC with hidden cistern, free hanging wash hand basin with storage drawer under. Part tiled walls. Shower cubicle with mains fed shower, drench style head and inset tiling, feeder shower attachment. Splash screen. Extractor fan. Wall mounted heated towel rail.

BEDROOM 2

With aspect to the front and rear.



FAMILY BATH/SHOWER ROOM

With tiled floor. Providing a modern suite comprising low level WC with hidden cistern, free hanging wash hand basin with storage drawer under, tiled splash, panelled bath with feeder shower attachment. Shower cubicle with wall mounted electric shower. Wall mounted heated towel rail. Access to loft space. Extractor fan.

BEDROOM 3

Aspect over rear farmland.

BEDROOM 4

Aspect to the front.

OUTSIDE

The property is approached over a long track access (right of way), leading to the property with a large gravelled parking area providing space for numerous vehicles.

THE GARDENS

These are extensively laid to lawn for ease of maintenance, being positioned mainly to the front with a spacious flagged sun terrace providing a fantastic outdoor entertaining space. Access is available around the property over a pathway. Within the lawn is an old well. The pathways extend around the side and to the rear incorporating gravelled areas and surrounding well stocked raised shrubbery beds and borders. There is an additional gated entrance leading onto a gravelled driveway to the far end of the gardens which gives vehicular access to the stable block and land.

FORMER BRICK SHIPPON

Approx. 27'5 x 14'5 with power, at present used as a garden and wood store. External sited oil storage tank.

STABLE BLOCK

Built of timber beneath a corrugated sheeted roof. Having concreted floor with yard area to the front and weather canopy and comprising 4 stables approx. 11'5 x 11'3 each, together with a separate tack room 11'4 x 7'8. External cold water tap

THE LAND

This is positioned to the west of the house and outbuildings. Providing useful grazing within 3 field enclosures, all of which have mains fed water troughs.

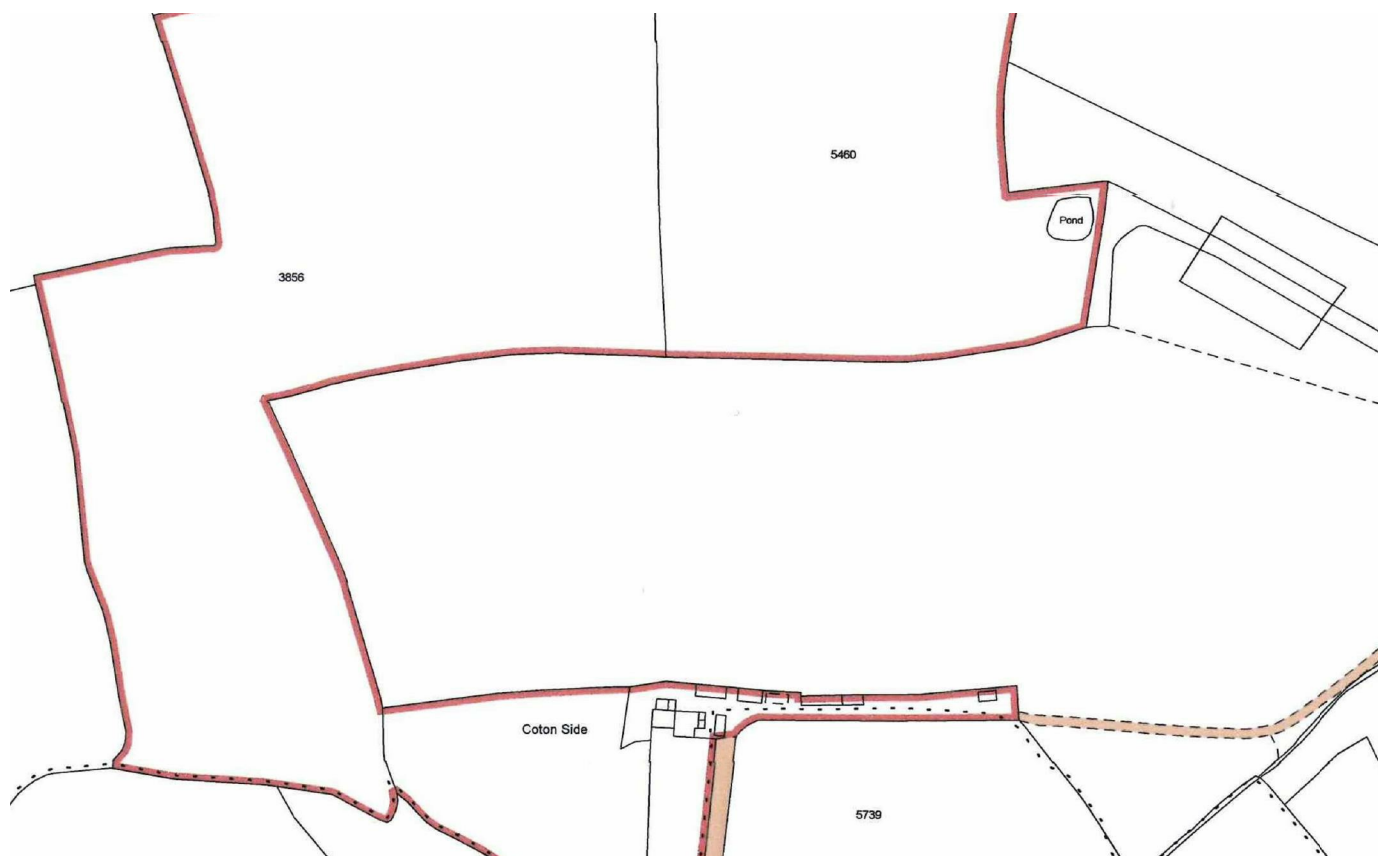
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The whole extends to approx. 11.62 acres (4.70 ha).

GENERAL REMARKS

FIXTURES AND FITTINGS

Fitted carpet as laid, some curtains and most light fittings are included.

**SERVICES**

Mains water and electricity are understood to be connected. Foul drainage is to a septic tank. Oil fired central heating. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, Shrewsbury. Tel: 0844 448 1644. Council Tax Band 'F'

TENURE

Freehold although purchasers must make their own enquiries via their solicitor.

RIGHTS OF WAY/WAYLEAVES

The property will be sold subject to wayleaves, easements, public or private rights of way, covenants and all outgoing whether mentioned in these particulars or not.

VIEWING

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. E: shrewsbury@hallsgb.com

FOR SALE

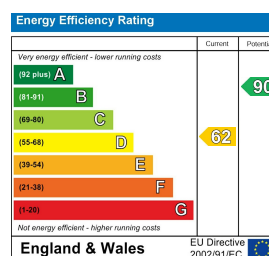
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely 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 236 444

Shrewsbury Sales

2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

E: shrewsbury@halls.gb.com



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