



FOR SALE

Offers in the region of £600,000

Picton House, Brookside, Myddle, Shrewsbury, SY4 3RR

A particularly appealing and versatile detached country house having been tastefully extended and benefitting from solar panels, large garage, extensive gardens and grounds, whilst backing onto open farmland with a wonderful view. IN ALL ABOUT 1.29 ACRES.



MILEAGES: Baschurch 4 miles, Wem 4.6 miles, Shrewsbury 8.4 miles, Oswestry 14.3 miles and 20.4 Telford miles. All mileages are approximate.



- Attractively extended
- Spacious accommodation
- Extensive Gardens/Grounds
- Backing onto Farmland
- Edge of village location
- IN ALL ABOUT 1.29 ACRES

DIRECTIONS

From Shrewsbury proceed north to Harmer Hill taking the Ellesmere Road, then after about 1.5 miles turn left into the village. Proceed down the bank and turn first right onto Brookside. Follow this lane and the property will be found last on the left.

SITUATION

The property is well situated on the fringe of the popular village of Myddle, whilst backing onto open farmland, which provides wonderful unspoilt views. The village itself provides a primary school, pub/restaurant and church, whilst a further range of amenities can be found in the neighbouring village of Baschurch which includes the popular Corbett school. The surrounding countryside offers some lovely walks.

Commuters have ready access to a number of commuter links including access through to the M54 motorway and then onto Telford and Wolverhampton beyond. Alternatively north is Oswestry and Wrexham. There is a railway halt close by at Yorton and the town of Wem also provides a rail service together with a selection of shops, social and leisure facilities.

DESCRIPTION

Picton House offers an impressive, edge of village, 4/5 bedroom detached country house, which could suit a range of buyers including families and retirees. The house has been attractively extended and altered to provide versatile and spacious accommodation particularly to the ground floor, which offers a contemporary living environment. The accommodation is tastefully presented and there is scope in the area of the family room and adjoining boiler room to create a fifth bedroom with en-suite facilities, alternatively the use of this room has multiple options including a work from home office.

Externally there is an attractive and spacious block paved parking space for a number of cars. The garage is larger than average for a single garage with space for a workshop area. The formal gardens extend around the house and include a sun terrace facing out towards the rear farmland. Adjacent to this area are the remaining grounds, which are quite extensive in size and have been well planted with a number of specimen trees, wild flowers and grasses, including a mown path which meanders through. This area could be opened out to provide more formal gardens, a large vegetable plot, or merely a great play area for children.

THE WHOLE EXTENDS TO APPROXIMATELY 1.29 ACRES.

SOLAR PV PANELS

The property benefits from solar PV panels, fitted in 2019, which are ground mounted within the grounds of the property. The panels provide useful electricity generation based on a Feed-in Tariff with battery electricity storage, which were installed in 2021.

ACCOMMODATION

PORCH

RECEPTION HALL

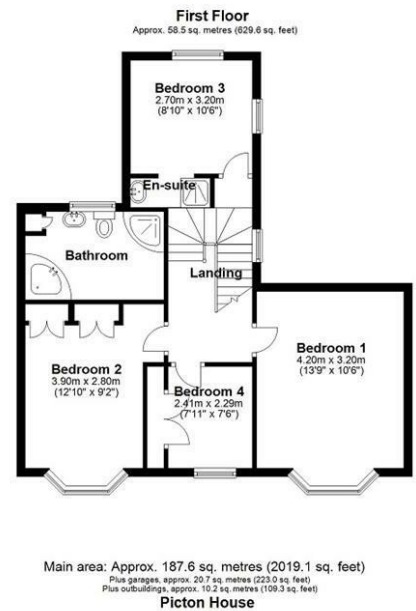
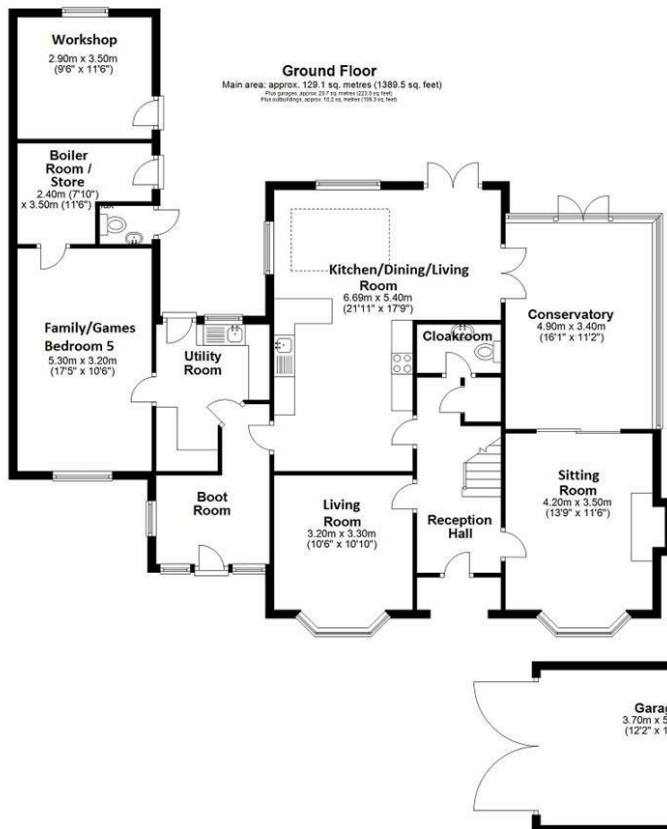
With attractive stripped oak block flooring. Under stairs storage cupboard with staircase.

CLOAKS/WC

With quarry tiled floor. Low flush WC and wash hand basin.

LIVING ROOM

With attractive stripped oak flooring. Bay window with double glazed windows having fitted blinds.



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.



5 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



SITTING ROOM

With attractive oak wood block flooring. Fireplace with AARROW WOOD BURNING STOVE set within recess, oak beamed mantle and tiled hearth. Wide double glazed window to the front with fitted blinds. Pine and glazed folding doors open into:

DINING/CONSERVATORY

With tiled floor. Wrap around double glazed windows with twin French doors leading out to the sun terrace and gardens. Internal twin doors open to:

OPEN PLAN KITCHEN/DINING/LIVING ROOM

'L' shaped. With tiled floor. Ceiling downlighters. Feature part glazed ceiling.

KITCHEN AREA

Attractively fitted with extensive solid beech worktops incorporating a large BREAKFAST BAR. Built in stainless steel sink unit. A selection of oak faced and painted wood grained faced base and eye level units including cupboards and drawers. Built in electric NEFF CERAMIC HOB UNIT with splashback and integrated EXTRACTOR HOOD overhead. Built in electric NEFF DOUBLE OVEN. Integrated BOSCH DISHWASHER. Separate TALL DOUBLE LARDER UNIT. Space for upright Fridge Freezer.

DINING AREA

With ample space for a good size table. Twin French doors leading out to the sun terrace.

LIVING AREA

With space for two seater sofa and table if required.

ENTRANCE HALL/BOOT ROOM

With tiled floor.

UTILITY ROOM

With limestone tiled floor. Fitted wood effect worktop with built in sink unit and cupboards under. Space and plumbing for washing machine. Section of cream painted base units. Wall shelving. Rear entrance door.

FAMILY/GAMES ROOM/BEDROOM 5

With wood flooring. Ceiling downlighters. Large picture window to front. Communicating door to:

BOILER/STORE ROOM

With oil fired central heating boiler (pressurised system). Door to rear patio.

FIRST FLOOR LANDING

With access to loft space.

BEDROOM 1

With bay window having fitted blinds. Built in wardrobe with storage cupboards over. Ample space for additional wardrobes.



BEDROOM 2

With bay window to front having fitted blinds. A fitted range of wardrobes and storage cupboards.

BEDROOM 3

With window aspect to the rear with extensive views over farmland. Archway to:

EN-SUITE SHOWER ROOM

With vinyl floor covering. Tiled shower cubicle with direct feed shower unit. Vanity unit with wash hand basin. Wall light fitting above.

BEDROOM 4

With built in double wardrobe.

FAMILY BATH/SHOWER ROOM

With corner kidney shaped jacuzzi bath with chrome mixer tap and tiled splash. Pedestal wash hand basin with tiled splash. Low flush WC. Corner tiled shower cubicle with wall mounted direct feed shower unit. Fitted towel/storage cupboard. Ladder radiator.

OUTSIDE

The property is approached over a splayed block paviour entrance flanked by low stone walling and screens of flowering shrubs including rhododendrons. A gated entrance leads into an attractive block paviour parking area with ample space for a number of vehicles. Adjoining is a concreted area leading to:

DETACHED GARAGE

18'4 x 12'2

Built of timber with a shingle tiled roof. Timber twin entrance doors. Concreted floor. Power and lighting.

THE GARDENS

These are a particular feature to the property and are divided into formal lawned areas and wildlife grounds. Adjacent to the house are a selection of interconnecting lawns, bounded by an array of mature specimen trees including laurel, mature cherry, conifer and many others. This section of the garden also includes a number of mature shrubs, flower beds and a pergola with numerous climbing plants leading to steps up to an EXTENSIVE STONE FLAGGED SUN TERRACE/BBQ AREA with wonderful views over the gardens and farmland immediately to the rear.

WORKSHOP approx. 11'6 x 9'6 - with power and lighting. External cold water tap.

Brick and corrugated asbestos GARDEN STORE

2 timber and felt GARDEN SHEDS



GROUNDINGS

Adjacent to the main garden, partially screened by a line of trees, are further grounds which incorporate mowed grass pathways, which meander through the natural areas of grasses and wild flowers, together with a wide variety of specimen trees and shrubs, all of which border to the rear onto a brook. This area of the garden is particularly noted for its bird life.

GENERAL REMARKS

COVENANT

An area of land within the property is subject to a restrictive covenant, whereby the area of land in question is not to be used for development or conversion to residential or office use.

FIXTURES AND FITTINGS

The fitted carpets as laid. Blinds and light fittings are included in the sale. Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating system. None of these have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band E. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@halls.gb.com

FOR SALE

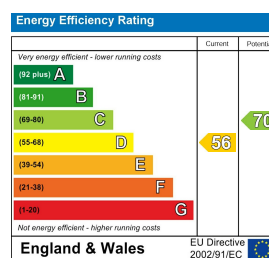
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Halls 1845

01743 236 444

Shrewsbury Sales

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