

# Town & Country

Estate & Letting Agents



**The Lodge , Ruyton Xi Towns, SY4 1HY**

**Offers In The Region Of £350,000**

Nestled on the outskirts of the charming hamlet of Wykey, Ruyton Xi Towns, this delightful detached country cottage offers a perfect blend of rural tranquillity and modern comfort. The property boasts two inviting, spacious reception rooms, ideal for both relaxation and entertaining. This along with well-appointed kitchen provides a great space for family gatherings. The cottage also features two spacious bedrooms and a modern thoughtfully designed, catering to all your needs. The property is well presented throughout, showcasing a harmonious balance of traditional character and contemporary living. One of the standout features of this home is its large gardens, which offer a stunning rural position, perfect for enjoying the beauty of the surrounding countryside. Whether you wish to cultivate your green thumb or simply bask in the sun, the outdoor space is a true asset. Additionally, the double garage and driveway provides convenient parking, enhancing the practicality of this lovely home. Situated in a sought-after location, this cottage is not only a peaceful retreat but also offers easy access to local amenities and good transport links. This property is an excellent opportunity for those seeking a serene lifestyle in a picturesque setting. Do not miss the chance to make this charming cottage your new home.



### Directions

From our Willow Street office proceed out of town and head towards Shrewsbury on the A5. Proceed for approximately 5 miles before turning left onto the B4397 signposted Ruyton Xi Towns. Proceed for about two miles into the village and turn left onto School Road. Follow the road along leaving the village. After a short drive take a right turning onto Stanwardine Lane. Follow this lane along passing Riverside Cabins on the right hand side. After approximately 100 metres the lodge will be found on the right hand side identified by our for sale board.

### Overview

The Lodge really is a part of the local history and was a former lodge house that has been lovingly updated and extended by the present owners. Nestling on the edge of the pretty hamlet of Wykey, the property borders the river Perry and comes with fishing rights. The current owners have spent a lot of time to improve the property with the addition of a stunning garden room to the front of the home that both gives extensive living space but also connects the house with the gardens and the beautiful unspoilt scenery. The wooded backdrop is another great feature of this property with an abundance of wildlife and nature with changing seasons bringing life and colour all year round. The gardens are also a notable feature having been landscaped to create a very versatile space ideal for both families and those keen gardeners. There are areas to relax with a large decked patio and hot tub along with more wild gardens to enjoy the nature and native planting.

### Location

The hamlet of Wykey offers a truly rural backdrop yet is still very conveniently located for accessing towns such as Shrewsbury and Oswestry. Ruyton Xi Towns is just a five minute drive away and offers local school, public house and village shop. The popular and prestigious Packwood Haugh and Corbett schools are also within easy reach. For those wanting to explore the outdoors, the situation of the cottage is perfect with fantastic walks and countryside literally on the doorstep.

### Accommodation Comprises

### Hallway



The bright hallway has a school style radiator, a part glazed door to the front, wood flooring, meter and storage cupboard and access to the loft. Doors lead off to the bedrooms, family bathroom and the lounge.

### Family Bathroom



The recently updated and improved family bathroom has a panelled bath with a central mixer tap and shower attachment, low level w.c., wash hand basin with a mixer tap over, double walk in shower with a boiler fed shower with two shower heads (one hand held and one rainfall), a window to the side, radiator, wood flooring, spotlighting and an extractor fan.

**Bedroom Two 9'6" x 7'6" (2.90m x 2.30m)**



The second bedroom has a window to the front with a deep oak window sill, wood flooring, built in cupboard and a radiator.

**Bedroom One 13'5" x 9'6" (4.10m x 2.90m)**



The good sized double bedroom has two windows to the rear overlooking the garden and woodland, spotlighting, radiator and ample space for wardrobes and storage.

**Lounge 19'4" x 12'1" (5.90m x 3.70m)**



The spacious lounge is a great room to entertain as it opens out on the fantastic garden room to the front letting in lots of light and a feeling of space. Having a window to the rear, school style radiator, wood flooring, a lovely beamed ceiling, wall lighting, tv point and a focal log burning stove on a marble hearth with a surround and oak mantle over. The lounge also connects with the kitchen via an archway making it a real sociable space.

**Additional Photograph**





### Fireplace



### Kitchen 12'5" x 12'1" (3.80m x 3.70m)



The well appointed, modern kitchen is fitted with a good range of white base and wall units with contrasting solid wood worktops and upstands over, part tiled walls, an inset sink with a mixer tap over, space for a washing machine, display cabinets, larder cupboard, radiator, vinyl flooring, electric oven, ceramic hob with a glass splashback and chimney style extractor fan, spotlighting and windows to the side and the rear overlooking the garden. The kitchen also opens out onto the garden room and enjoys great views down the garden and to the surrounding countryside.

### Garden Room 17'5" x 9'5" (5.33m x 2.89m)



A fantastic addition to this lovely home bringing in lots of light and additional living space. Having a tiled floor, full length windows to the front and the side taking in the views, a lantern style glazed automatic opening roof, French doors leading out to the gardens, contemporary vertical radiator, spotlighting, power and lighting. A very versatile space for entertaining or home office etc.

### Additional Photograph



### To The Outside



The property is approached from the lane onto the gravelled driveway.



## Driveway



A five bar farm gate leads onto the recently installed extensive block paved driveway and turning space providing parking for several vehicles leading to both the house and the double garage.

## Double Garage 17'8" x 16'8" (5.40m x 5.10m)



The double garage has side opening doors, power and lighting.

## Gardens



From the driveway a gate leads onto the fabulous gardens that are a notable feature of this home. The gardens are mainly laid to lawn with specimen shrubs and planted areas. The garden is also fully fenced making it ideal for children and pets. The current owners have installed perimeter feature lighting that illuminates the woodland at night

making for a real dramatic backdrop when the sun goes down. There is also a garden area to the rear which is gravelled and fenced. An ideal area for storage or for the possible extension of the property if required.

## Decked Area



To the far side of the garden there is a large recently installed decked patio, hot tub and entertaining area. A perfect place to sit and relax with lots of space for dining and enjoying the gardens and stunning scenery both night and day.

## Additional Photograph



## Additional Photograph



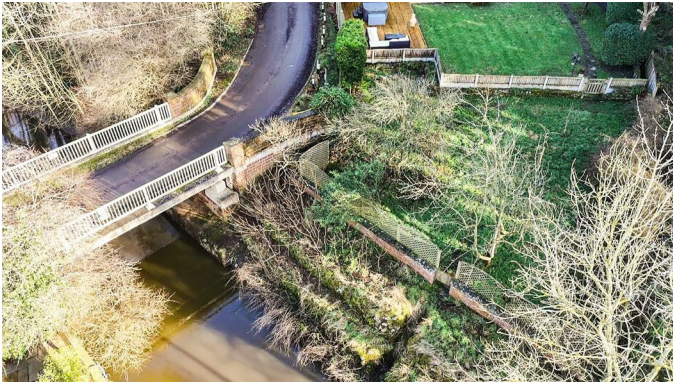


### Further Gardens



A gate at the end of the first garden leads into a further garden area that is left more to nature with wild planting and native shrubs and plants. This area also gives access to the walled boundary and the River Perry with the benefit of fishing rights.

### River Perry



### The Gardens At Night



### Additional Photograph



### Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

### To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band C.

### Services

The agents have not tested the appliances listed in the particulars.

### Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate

identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

### **Additional Information**

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

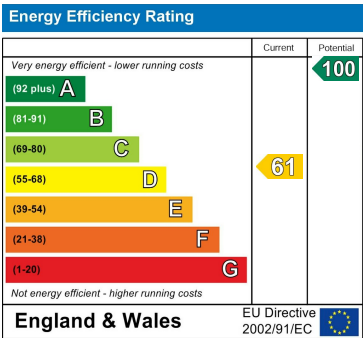
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Floor Plan

Area Map



Energy Efficiency Graph



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