



Upper Farm, Ruyton XI Towns

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rural surveyors & property agents

Upper Farm  
Shotatton, Ruyton XI Towns  
Shrewsbury  
SY4 1JG

Ruyton XI Towns 1.2 miles | Baschurch 3.5 miles  
Oswestry 7 miles | Shrewsbury 12 miles  
Chester 32 miles | M54 motorway 20 miles

An impressive period property offering extensive well-presented accommodation situated within grounds of 2.24 Acres

- Recently fitted kitchen with adjacent garden room/family room
- Sitting room, dining room, study
- Pantry/utility room, WC, cellar
- Master bedroom suite, three further bedrooms, family bathroom
- Two attic bedrooms, bathroom, store room
- Double garage, workshop, further outbuildings
- Attractive gardens, paddocks. Stunning views



#### The Local Area

Upper Farm is situated in a charming rural location only a short distance from the historic village of Ruyton XI Towns which is believed to date back to the Iron Age. Situated in an elevated position, the property enjoys stunning views across adjoining farmland towards the Welsh Hills.

Whilst Ruyton XI Towns offers a small range of facilities, including an independent coffee and village shop, nearby Baschurch offers a more comprehensive range of services including a small supermarket, takeaway restaurants, pubs and shops. Only four miles to the north the thriving market town of Oswestry, which was granted its market charter in 1262 and still hosts weekly street and livestock markets, **offers a wide range of amenities including several doctors' surgeries, churches, post offices, banks, pubs and restaurants**

and a large number of specialist and independent shops and supermarkets.

There are excellent road links to Shrewsbury and Chester via the nearby A5, with both offering a comprehensive range of amenities. The area is well-served by established private and state primary and secondary schools and the property is well-placed for commuters with excellent road and rail links **and airports within 1.5 hours' drive.**

This stunning area of North Shropshire is particularly popular with equestrian enthusiasts, walkers and cyclists who all enjoy utilising the network of quiet country lanes and public rights of way. Nearby Heritage Site Nesscliffe Hill and The Cliffe offer an extensive area of approximately 70 Ha to explore and enjoy on foot, horse or bicycle.



## The Property

Upper Farm is an impressive period property which offers extensive living space over three floors, ideal for family living. Originally part of Shotatton Court the property was a **tenanted farm until the 1980's before being privately owned.**

The sellers have extensively improved the property over the last twelve years and have taken particular care to utilise systems with a low-carbon impact which are as environmentally friendly as possible. This includes photovoltaic solar panels which fuel the electric supply and an air-source heating system which predominantly fuels the heating system. Recently a garden room has been created, the kitchen has been recently refitted and the house has largely been repainted. Throughout all the improvement works immense care has been made to retain the period features inherent throughout the house and the property seamlessly melds modern living space with traditional features.

This imposing property is very traditional in layout with two large reception rooms to the front of the house, both with log burning stoves, and smaller rooms, currently a study and pantry/utility room behind these. The splendid kitchen is found to the rear of the house and this is open-plan to the stunning garden room. These two rooms offer fantastic, versatile family living space with the garden room, complete with log burning stove, likely to feature as the centre-point of family life. Double doors lead from this room to a gravelled seating and terrace area which enjoys an attractive outlook over the lawn towards the orchard and vegetable garden.

To the first floor there are four well-proportioned bedrooms, the master suite having a dressing area and en-suite shower room, and an attractively fitted family bathroom. On the second floor there are three further bedrooms, one of which is currently used as a store room, and a further bathroom. The bedrooms to the front of the house enjoy staggering views over farmland with The

Breiddens and Long Mountain visible in the distance.

The property is approached through impressive wrought iron electric gates which lead to a substantial gravel parking area and the recently built timber-framed garage and workshop. Whilst there is an attractive lawn and garden area to the front of the house, the majority of the garden is to the side and rear ensuring a feeling of peace and privacy. Largely laid to lawn, the garden is interspersed with a selection of well planted borders and pond.

Beyond the lawn is a well-stocked vegetable garden with a multitude of raised beds and soft fruit cages and the adjoining orchard, which is home to a number of fruit trees, including apple, pear and plum further complements this.

The house is screened and protected by paddocks to the side and rear, all of which offer ideal space for the grazing of horses or any other stock and a tin clad agricultural building offers potential for adaption to create stabling.



### Services

Air-source heating system supplemented by oil. Oil fired hot water system. PhotoVoltaic solar panels provide electric supply supplemented by mains supply. Mains water supply. Private drainage system. We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

### Viewing

Viewing is strictly by appointment with the Agents, Barbers Rural who can be contacted on 01630 692500. Please note that due to the current COVID-19 pandemic, viewings are subject to strict safety guidelines.

### Tenure

We are advised that the property is freehold with vacant possession on completion.

### Local Authority

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.

### Fixtures and Fittings

These sales details are for descriptive purposes only and the seller reserves the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

### Directions

Follow the A5 north from Shrewsbury. After passing over Wolfshead roundabout, just north of Nescliffe, take the second right on to the B4397 for Ruyton XI Towns. Upper Farm will be found a short distance later on the left hand side indicated by Barbers Rural For Sale board.



10918 9.8.2020

**"Consumer Protection Regulations"** – for clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. B968 Printed by Ravensworth 01670 713330

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