



Park House
Ryton | Dorrington | SY5 7NG

FINE & COUNTRY

PARK HOUSE



Park House stands on its own near the hamlet of Wheathall and close to the sought after village of Ryton, a stunning six/seven bedroom family home dating back to the mid-1800s. The property has been in the current owner's family for the past forty years and covers an area of approximately 3.57 acres including formal gardens, outbuildings and a large paddock. The south-facing views from the rear gardens of the Long Mynd and the South Shropshire Hills (an Area of Outstanding Natural Beauty) are breathtaking.

The location of this property is a huge draw and is situated approximately five miles south of the county town of Shrewsbury with its enchanting, cobbled streets and Tudor buildings, beautiful independent shops, a plethora of fantastic eateries and bars plus the much-sought-after state and independent

schools, train station, theatre and beautiful quarry park. The local countryside is very scenic, with delightful walks, equestrian and other country pursuits all being available nearby. There are also easy links to the A5 and M54.

The property radiates an elegant charm and has a warm welcoming feel. The ground floor comprises of a sitting room, drawing room, dining room, snug, kitchen/breakfast room, cloakroom, utility/boot room and boiler room. The first floor includes four/five bedrooms, a dressing area, two bathrooms and a home office. The second floor comprises of two bedrooms and a family bathroom. All floors are extremely versatile, allowing you to adapt and put your own stamp on this much-loved family home.





The property is positioned on its own, just off a quiet country road with two entrances on either side. Wrought iron gates lead onto the gravelled driveway which runs all the way down to the outbuildings. The pretty entrance door opens into the HALLWAY with its high ceilings and coving, looking through to the rear access door and out onto the stunning south-facing gardens.



The SITTING ROOM is a generous-sized room, a light, bright and airy space with triple aspect windows, high ceilings, coving, open fireplace and granite hearth plus wooden surround. There are beautiful views of the gardens, grounds and beyond.



The DINING ROOM is another generously proportioned room that could lend itself to multiple uses. Fitted storage cupboard, coving and views over the front garden.

The DRAWING ROOM has a lovely bay window that looks over the south-facing grounds and gardens. It features an open fireplace with granite hearth and wooden surround, fitted shelving and storage cupboards. Connected to the drawing room is the SNUG, a cosy space with fitted shelving and storage. Sliding patio doors open out onto the patio/alfresco dining area.





The BACK HALLWAY is host to the back staircase and flows through to the BREAKFAST KITCHEN AREA which is light and airy due to the three large windows. A good-sized space with wooden base and wall units, large, fitted storage cupboard/larder, space for a dishwasher, integrated fridge, sink and drainer placed under the window. There is also an electric hob and an electric double integrated oven. The current owner has a large breakfast/dining table in this space but could be used in many ways including adding a central island. A versatile area.

UTILITY/BOOT ROOM, a great size room with quarry tiled flooring, stainless steel sink and drainer, space for a large fridge freezer and oodles of storage. This area leads out to a rear porchway which is connected to the BOILER ROOM.

CLOAKROOM, including a low flush WC, pedestal hand basin and side window.





The FIRST FLOOR is accessed via two different staircases, the master at the front and what would have been the servants at the back. This floor comprises of five bedrooms, two bathrooms and a home office. You can easily play around with the configuration on this floor. The owner uses bedroom two as a dressing area and there are opportunities to add ensuites.

THE MASTER BEDROOM has built-in wardrobes, lovely views of the grounds and gardens with the Shropshire Hills in the distance. There are connecting doors on either side of the room, one to the BATHROOM/ENSUITE which includes an avocado suite comprising of low flush WC, bidet, hand basin built into vanity unit and bath with overhead shower attachment. The second door connects to the DRESSING ROOM/BEDROOM TWO. The current owner uses this space as a dressing room but would equally lend itself to a fabulous bedroom two, with fitted wardrobes, hand basin and the same lovely views as the master.

BEDROOM THREE is a good double with a separate dressing area, which could also lend itself possibly to an ensuite.

The landing area wraps around in a loop via the HOME OFFICE, this is a lovely room with built-in shelving and storage and pretty views over the front of the property.

BEDROOM FOUR is a double room with space for freestanding furniture, including those idyllic views of the Shropshire Hills.

BEDROOM FIVE is placed at the front of the property, the smallest of the five, and has a sectioned-off area with a bath and pedestal hand basin, which could work as an ensuite to bedroom four.

There is another BATHROOM on this floor also comprising of low flush WC, hand basin and bath with overhead shower attachment.





THE SECOND FLOOR can also be accessed via both staircases. The landing area has a handy storage cupboard. BEDROOM SIX, the largest bedroom, is a delightful room where the views get even better. This space is ideal for children. There is a large connecting BATHROOM comprising of a pink suite with a low flush WC, bath, hand basin built into vanity unit and a large skylight. A second door opens onto the front landing area and the final bedroom, BEDROOM SEVEN. This room would be a good single but would equally make a great games room or study to serve bedroom six.





OUTSIDE – The formal gardens to this property are idyllic. They are south facing with the most fabulous views. There is a pretty patio area running along the back of the property, perfect for outside dining. The gardens are mainly laid to lawn with well-established shrubs, hedging, trees and lots of beautiful little nooks in which to sit and soak up those views. At the bottom of the garden sits a 2.5-acre paddock, all surrounded by farmland. It is peaceful, private and relaxing, a real haven. There are three separate outbuildings consisting of four stables (which are currently not used), storage barns, gardeners loo, potting shed, and carports. All are accessed via a long gravel driveway leading down from the main entrance. The outbuildings add great versatility to this much-loved family home.

In summary, Park House is a real gem. The location is much sought-after and there is great scope for adaptation to your own style. It is private, peaceful yet just a short drive to Shrewsbury and the popular schools. The icing on the cake are the south-facing gardens and grounds with those views. Viewing is highly recommended.





Seller Insight

“ Park House has been my family's home for forty-four years,” says the current owner of this fantastic property. “We moved here in 1978, having initially been attracted to the property because of its location. We wanted our two children to grow up in the countryside but not to be too remote from their friends, so Park House - situated on its own in the countryside, about a quarter of a mile from the neighbouring hamlet of Wheathall, and about five miles south of the county town of Shrewsbury - was just perfect. What's more, the house is south facing with fine views of the Long Mynd and the South Shropshire hills.”

In the decades since, the owners have made various improvements to the property. “When we moved in, we modernised the house throughout,” they say, “adding, amongst other things, a patio door and a bay window to two of the rooms. We have subsequently considerably extended the patio to provide a superb seating area for al fresco entertaining and have over the years created a well-stocked garden extending to well over an acre. This is the ideal home for everyday life and entertaining alike, and over the very long time that we have been here I have many memories of enjoyable social events, the most striking of which was a party after our daughter's wedding.”

The local area has much to recommend it, too. “The property is situated about 5 miles from the centre of Shrewsbury with its wide selection of schools, shops and restaurants,” the owners say, “and just 3 miles from the Meole Brace retail park, which also has an extensive range of shops. We are also about three miles from the junction with the main dual carriageway A5 road, which leads onto the M54 motorway and therefore the national motorway network. Shrewsbury has a mainline railway station, so this is a good location for commuters who wish to retreat to the peace and quiet of country life in the evenings and at weekends.” *

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





“ We shall dearly miss the spaciousness of the house, the peaceful location, the beautiful views and the garden”



Tenure – Freehold

Council Tax Band – G

Services – We understand mains water and electricity are connected, oil-fired central heating and private drainage.

Note - solar panels are fitted to the roof of the main stable block.

Viewings – Strictly via Fine and Country Shrewsbury 01743 296 116 / shrewsbury@fineandcountry.com

Park House Ryton, Dorrington, Shrewsbury

Approximate Gross Internal Area

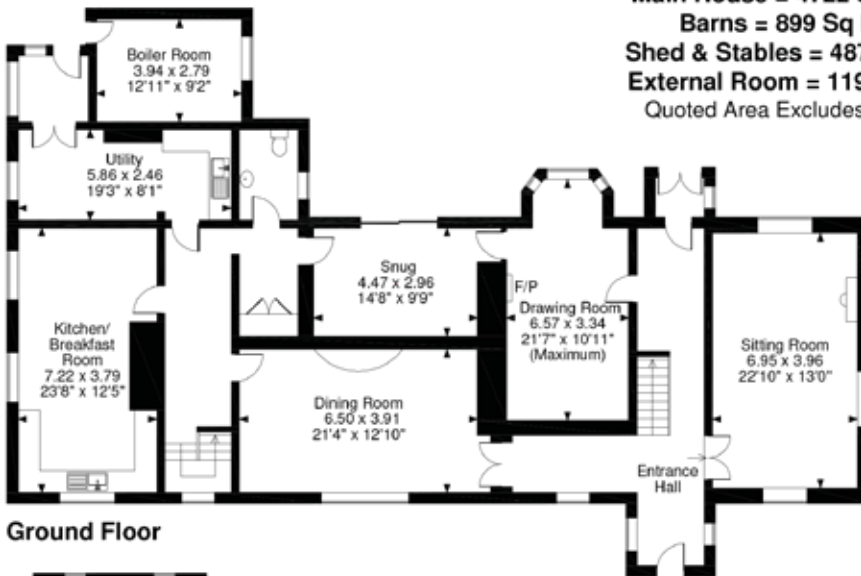
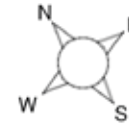
Main House = 4722 Sq Ft/439 Sq M

Barns = 899 Sq Ft/83 Sq M

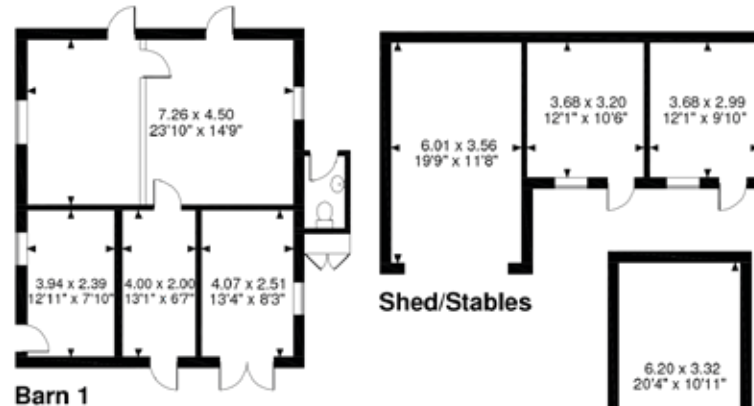
Shed & Stables = 487 Sq Ft/45 Sq M

External Room = 119 Sq Ft/11 Sq M

Quoted Area Excludes 'External W.C.'

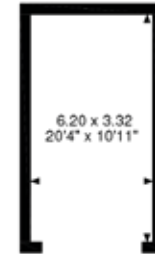


Ground Floor

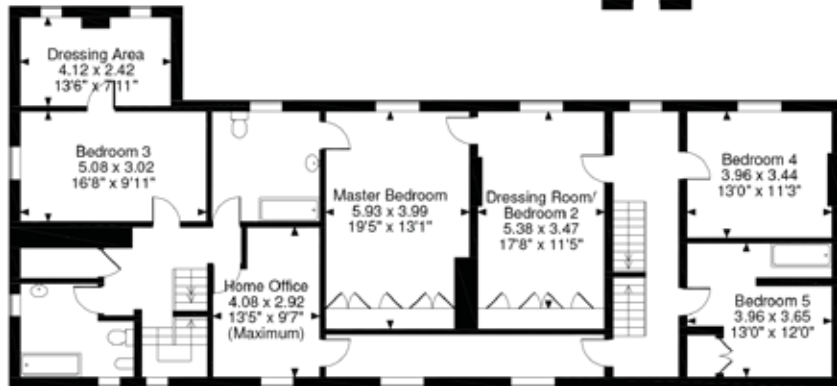


Barn 1

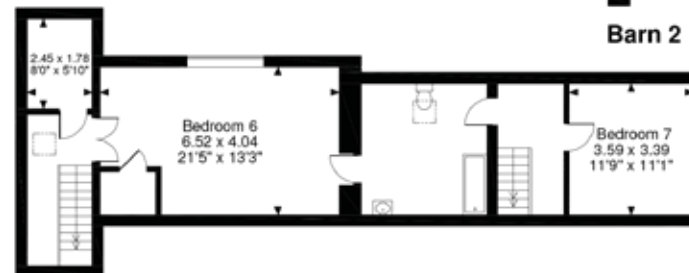
Shed/Stables



Barn 2



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		65 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 25.08.2022





FINE & COUNTRY

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We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
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