



THE MILL HOUSE

RUYTON XI TOWNS • SHREWSBURY

THE MILL HOUSE

MILL LANE › RUYTON XI TOWNS
SHREWSBURY › SY4 1LR

*Shrewsbury 10 miles, Oswestry 9 miles, Chester 40 miles,
Birmingham 55 miles*

(All distances and times are approximate)

The perfect idyll with river frontage
and your own private haven.

Tucked away in a rural location but within
proximity of a village

A beautiful setting overlooking the River Perry
and open fields beyond

Mature gardens with a separate vegetable garden

Your own private woodland planted with a variety
of specimen native trees

Traditional brick and sandstone outbuildings

Separate paddocks with gated access

In all about 5.62 acres



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LOCATION

The Mill House is situated at the bottom of Mill Lane on the outskirts of Ruyton XI Towns, a large village in north Shropshire within about 13 miles of Shrewsbury. The village has access to the A5 with links to Shrewsbury and Oswestry which is approximately 8 miles. There is a pub, village hall, a primary school and the well-known Packwood Haugh preparatory school.

Footpaths to the south of the village lead onto the Cliffe, an area of common land with fabulous views and forms part of Nesscliffe Hill Country Park which is perfect for walking, cycling and riding.

The River Perry rises near Oswestry and flows south to meet the River Severn in Shrewsbury. It is 24 miles long and runs to the side of Ruyton XI Towns. There are various fishing clubs along the River Perry which offer anglers the opportunity to turn their hand to some fabulous trout fishing.

The village of Baschurch is approximately 2 miles east and has a Spar, doctor's surgery, a primary school, The Corbett secondary school, Walford Agricultural and Sports College and a well-known Equine veterinary practice.

ACCOMMODATION

The Mill House is your quintessential country house exuding elegance offering a wonderful feel in a private and tranquil setting. It sits proudly in its own grounds of about 5.6 acres with wonderful mature, colourful and fragrant gardens and woodland. The River Perry flows alongside and below the gardens offering the perfect lifestyle. Being a historic house it is beautifully positioned next to the River Perry, but out of the flood zone. The house dates back to 1750 with later additions and is extremely appealing.

The pretty façade has a wonderful climbing rose and a selection of plants and shrubs bordering offering a welcome feel. A covered porch over the front door opens into the hallway, with quarry tiles which continue into the study, the cosy snug with an open fire and the fabulous kitchen breakfast room. There is a four door AGA, a number of fitted units with oak worktops and double doors which open out onto the wonderful terrace and







gardens. A good size pantry/utility is accessed via the kitchen. The hall also provides access to the drawing room which is extremely elegant. There is a large fireplace with a wood burning stove and a door which leads onto the terrace and gardens.

The first floor has three double bedrooms, a dressing room/nursery and a family bathroom, with the fourth bedroom being situated on the second floor with a further bathroom.

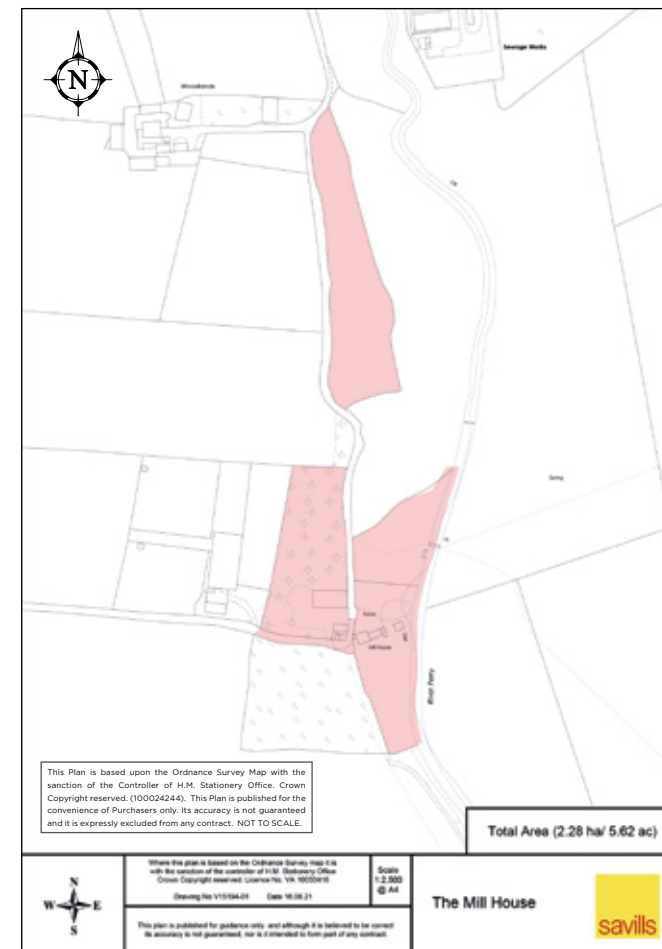
OUTSIDE

The gardens at The Mill House have been very well thought out and much time and effort has been put into creating a haven to attract wildlife and to enjoy nature at its best. The setting can almost take you back in time and is the classic English country garden. The formal gardens are situated to the rear of the house where there is a superb terrace overlooking the large lawn area which stretches from the rear of the house, the River Perry and the countryside beyond. You would not want to be anywhere else.

There is a mature climbing rose on the rear of the house which is equally as pretty as the front façade, with a number of shrubs and plants in the foreground. The outbuildings are situated across the lane and are brick and sandstone providing a log and garden store but could, with planning permission, be converted into a home office, or further accommodation. There is an extremely productive vegetable garden which is bordered with a natural willow fence. A path leads into a woodland with mown paths, which is planted with a number of native specimen trees.

One paddock is located a short walk down the lane and has gated access. There is a further small paddock situated to the left of the drive just alongside the picturesque mill pond.

Adjacent to The Mill House is an arboretum planted with a national collection of Birch Trees, with a footpath running through. It was specifically planted by the owners over the last 26 years for the wider community to enjoy. This area will be retained by the current owners, in a trust, to offer others to enjoy it as part of an ongoing legacy.



GENERAL REMARKS

DIRECTIONS

From Shrewsbury continue on the B5067 Berwick Road, passing through Leaton, Walford Heath and towards Baschurch. Go through the village of Baschurch and at the junction turn left onto the B4397 towards Ruyton XI Towns. Immediately after the sandstone bridge, turn left onto Mill Lane and continue as far as you can go before seeing The Mill House on your left hand side. Please note, sat nav will not take you to the house.

TENURE

Freehold

SERVICES

Private water and drainage. Oil central heating.
Mains electricity.

LOCAL AUTHORITY

Shropshire Council: Band E

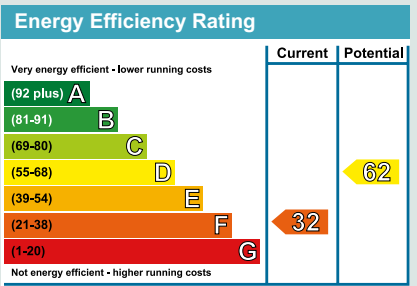
The property is offered for sale by private treaty.

All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sale particulars.

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

It should not be assumed that the property has the necessary planning, building regulations or other consents.

Savills have not tested any services, equipment or facilities. The Purchaser must satisfy themselves by inspection or otherwise.



Mill House, Ruyton XI Towns

Gross Internal Area (approx)

House = 278.4 sq m / 2997 sq ft

Outbuildings = 94.6 sq m / 1018 sq ft

For identification only.

Not to scale.



IMPORTANT NOTICE

Savills and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property, either here or elsewhere, either on their own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statements that are made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of facts.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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