

MULBERRY HOUSE

RYTON | DORRINGTON | SHREWSBURY





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RYTON | DORRINGTON | SHREWSBURY | SY5 7LW

Dorrington 0.9 miles | Shrewsbury 7.1 miles | Chester 43 miles | Birmingham 53 miles
(all mileages are approximate)

A BEAUTIFULLY PRESENTED FAMILY HOME IN A DESIRABLE LOCATION WITH OUTSTANDING VIEWS.

Grand entrance hall | Drawing room | Sitting room | Dining room | Living kitchen
Two studies | Boot room | Three ensuite bedrooms
Two further double bedrooms with Jack & Jill bathroom
Triple garage with space above suitable for use as a home office
Garden | Terrace

All in about 0.89 acres



Savills Telford
Hall Court
Telford
TF3 4NF
savills.co.uk

Contact:
Tony Morris-Eyton
TMEyton@savills.com
Peter Daborn
peter.daborn@savills.com
+44 (0) 1952 239500

Viewing by appointment only

These particulars are intended only as a guide and must not be relied upon as a statement of fact.
Your attention is drawn to the Important Notice on the last page of the brochure.



LOCATION

Mulberry House is situated in an elevated position on the edge of the small and sought after South Shropshire village of Ryton, commanding magnificent southerly views over meadowland and the Stretton Hills beyond.

Ryton is a traditional village with a friendly community that host many activities based around the village church hall and its popular pub, The Fox. There are a number of scenic walks and quiet rides in the locality. Shrewsbury Golf Course is situated in the nearby village of Conover, which also has a village shop/post office, fishing and water skiing lakes.

Day to day amenities can be found close by in Dorrington, which include a primary school, shop, pub and church. A more comprehensive range of amenities are available in Shrewsbury including a selection of major supermarkets, shopping centres, bars and restaurants, Theatre Severn and railway station offering a direct service to London Euston.

The property is well placed for excellent schooling with primary schools at Conover and Dorrington, secondary schools at Church Stretton and Shrewsbury, along with a number of well regarded private schools nearby. These include Packwood Haugh, Kingsland Grange and Prestfelde Preparatory Schools, Concorde College, Shrewsbury School and High School.

The house offers the benefits of country and village living while having excellent road communications with the A5/M54 providing access to Shrewsbury, Birmingham and the wider motorway network.

The regions international airports include Birmingham, Manchester and Liverpool.





ACCOMMODATION

Mulberry House is an elegant country residence with a handsome Georgian façade which has been beautifully and individually architecturally designed to present a wonderful family home offering immaculate, modern day living. Set within attractive grounds enjoying panoramic views as well as a triple garage block with store room above, the house offers a fabulous lifestyle in an easily accessible part of Shropshire.

The house was completed in 2012, built of brick with a stone plinth incorporating a classic Georgian style with accommodation flowing effortlessly. There are many wonderful features including underfloor heating throughout the ground floor, solid oak internal doors, sash windows, an integrated Sonos sound system and super-fast fibre optic broadband as well as a bespoke designed kitchen, five bedrooms with ensuite facilities and a breath taking, bespoke built Canadian staircase with a traditional curved oak handrail and ornate ironwork rising to a galleried landing.

Stone steps rise to the front door which opens into the magnificent entrance/dining hall with Mandarin Stone marbled tiled flooring, decorative corning and from where the beautiful staircase rises to the first floor.

The elegant drawing room features beautiful hand painted corning and ceiling rose, an impressive Cotswold stone fireplace with an oak surround and a wide bay window with a seating beneath enjoying far reaching views towards the Long Mynd. The cosy sitting room has an oak panelled wall which opens to reveal a television behind, a Chesney wood burning stove with a Welsh slate hearth and French doors leading to the garden.

The bespoke living kitchen is fully equipped with a range of solid wood units with granite worktops, a Lacanche range style cooker with gas hob and extractor above, breakfast island with integrated dishwasher and twin sink bowl and a bespoke housekeeping cupboard with a built in fridge and

freezer. There is also a walk in pantry and a glass door opening into a utility room which has a further range of fitted units and cupboards.

There are two studies including one with built in shelving and storage and one with wooden flooring and French doors outside. There is also a luxurious cloakroom with feature wall and Italian glass lacquered vanity unit.

A glass door from the kitchen opens to the rear entrance hall where there is informal outdoor access and a boot room.

The beautiful staircase rises to the galleried landing with built in oak bookcases and a roof lantern light which offers an abundance of natural light. English oak flooring continues throughout the first floor.

The principal bedroom suite has a wide bay window enjoying a stunning aspect towards the Stretton Hills, a walk in dressing room with fitted rail units and an ensuite bathroom with a free standing roll



top bath, a walk in corner shower and period style wash hand basin.

There are four further double bedrooms including 'The Bird Room' which has a beautiful feature wall, a dual aspect and ensuite bathroom, 'The William Morris Room' with a walk in dressing room and ensuite shower room and two further double bedrooms benefitting from built in wardrobes and a Jack and Jill style bathroom.

OUTSIDE

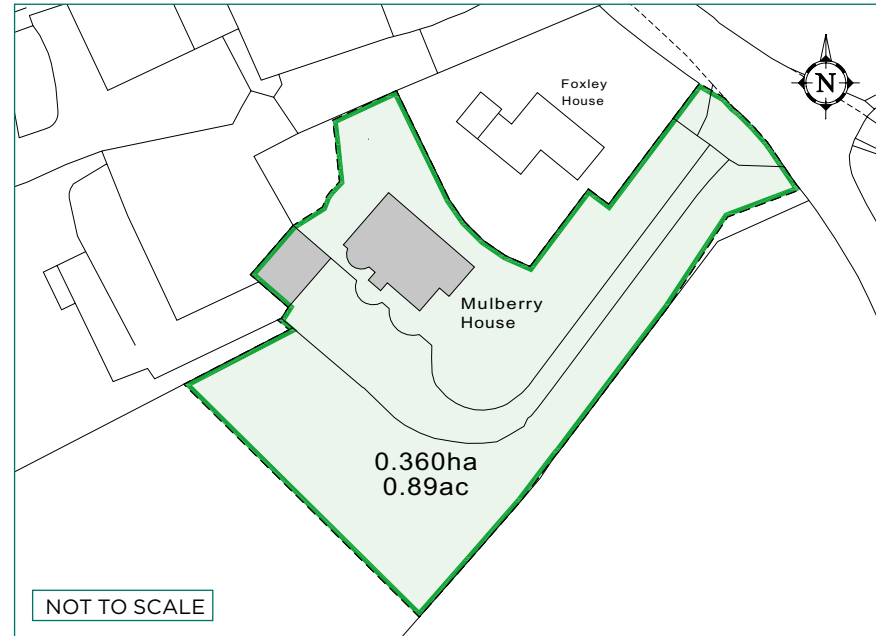
The house is accessed through a gated entrance via a Mulberry Tree lined, Cotswold gravel driveway which sweeps to an extensive parking area to reveal the handsome, south facing façade. There is lovely wall made from local stone from Grinshill Quarry with inset shrubbery beds planted with fragrant lavender.

A flag stone terrace wraps around the house where there is an attractive herbaceous rockery as well as a log store and general store shed. The garden is mainly laid to lawn with a further terrace which enjoys the evening sun making it an ideal spot for alfresco dining.

The triple garage has three independent electric up and over doors. It has an oil fired, central heating boiler and a modern hot water cylinder plumbed and connected to the first floor storage space lending itself well to be a fantastic home office.

Directions

From Shrewsbury: Proceed south on the A49 to Dorrington and in the centre, turn left on to Station Road. Carry on over the brook and continue to a crossroads, turn right signed to Ryton. Follow this into the village, at the next junction turn right and



carry on to the edge of the village where the driveway will be on your right hand side.

Tenure

Freehold

Services

Mains water and electricity. Private gas and drainage.

Local Authority

Shropshire council, Band G

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.

Brochure prepared : August 2021

Photographs taken : August 2021

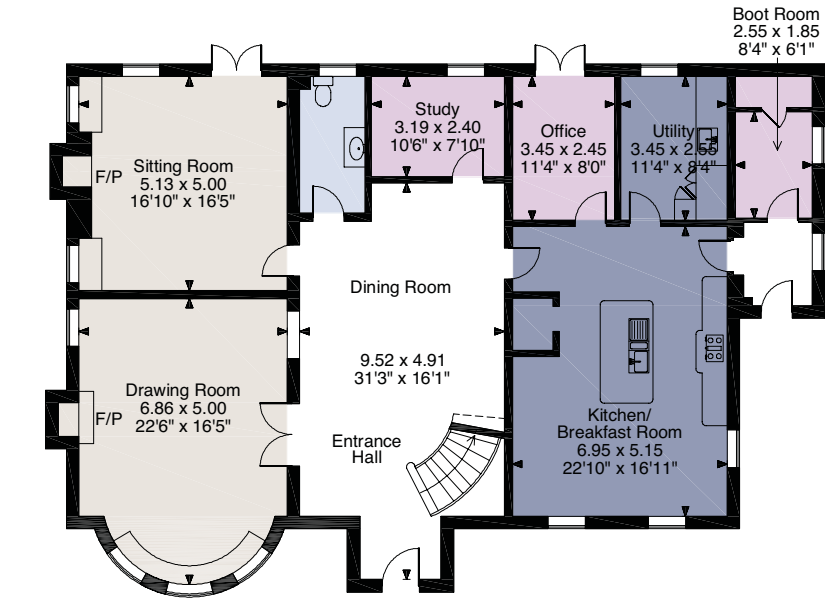
Gross Internal Area (approx)

Main House gross internal area = 3,708 sq ft / 345 sq m

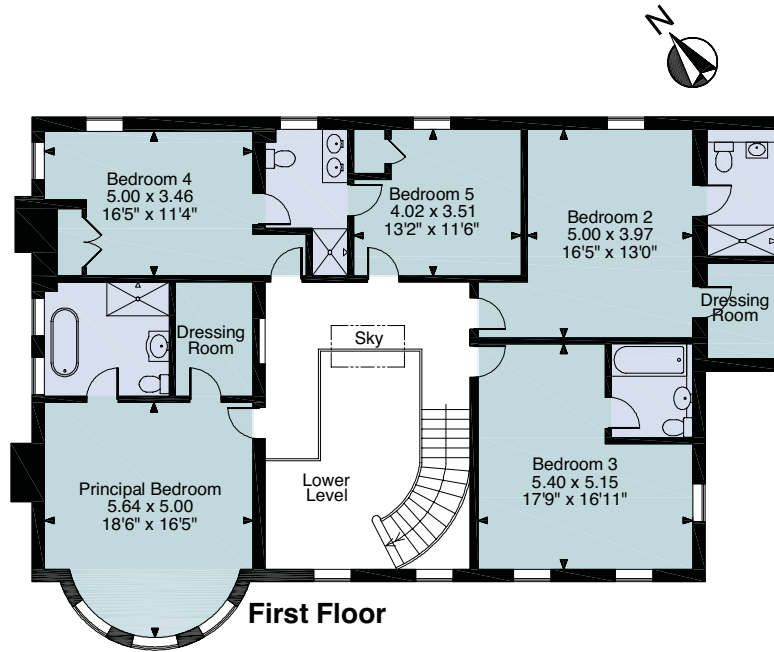
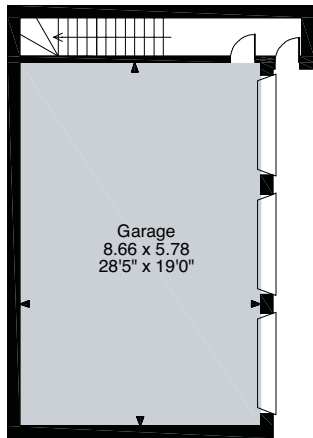
Garage gross internal area = 543 sq ft / 50 sq m

Floor Above Garage gross internal area = 529 sq ft / 49 sq m

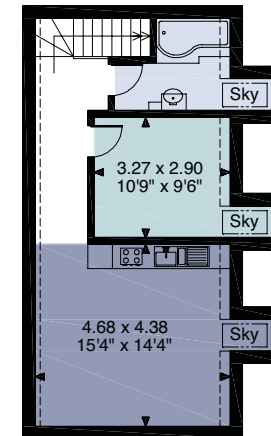
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Ground Floor



First Floor



Floor Above Garage



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		80	85