

BERRYS



Pigeon Door

Ryton • Dorrington • Shrewsbury • Shropshire

PIGEON DOOR • RYTON • DORRINGTON • SHREWSBURY • SHROPSHIRE • SY5 7NQ

Shrewsbury 6 miles • Much Wenlock 12 miles • Ludlow 23 miles



Description

Berrys are delighted to offer for sale Pigeon Door, which dates from the 16th century and comprises a country property, with panoramic views of the South Shropshire Hills. The detached property is set in approximately 9.76 acres (3.95 hectares) of gardens and paddocks with outbuildings including stabling and comprises an excellent opportunity for equestrian purposes. The half timbered black and white dwelling retains immense character and offers potential purchasers a unique opportunity to create a large family home in a rural setting through further extension, subject to obtaining planning consent. The property is very adaptable and can be purchased with a small area of land or up to 9.76 acres.

Situation

Pigeon Door is located in open countryside approximately 6 miles south of Shrewsbury between the villages of Condover and Ryton. Condover offers a range of local amenities including primary education and a village shop. The county town of Shrewsbury is easily accessible and offers a wide range of amenities.

Independent educational establishments within easy reach include Shrewsbury School, Wrekin College and Concord College.

Leisure and recreational activities include Berriewood Farm Riding School (0.5 miles) and Shrewsbury Golf Club at Condover (1.5 miles).

Directions

From Shrewsbury travel south on the A49 towards Ludlow. After leaving the village of Bayston Hill take the left turning to Condover. Continue into Condover and at the memorial in the centre of the village take the left turn. Continue for approximately 1.5 miles. Take the right turn towards Ryton and Pigeon Door is the first property on the left hand side denoted by a Berrys for sale board.

Access

Pigeon Door has its own private access approached through a gated entrance leading onto the access drive. The property has also used a vehicular access to the rear. The land has excellent road frontage with access into the paddocks.

Services

Pigeon Door has the benefit of mains electricity and water. Drainage is to a private septic tank system. The land also has the benefit of mains water.

Local Authority & Council Tax

Shropshire Council, tel 0345 678 9000
Council tax band E, amount payable 2010/11 £1792.98

Planning

Planning consent was obtained in 2004 for the conversion of the outbuildings into three holiday lets. This consent was not implemented and has now lapsed.

The property is sold subject to any development plans, tree preservation orders, Town & Country Planning Schedule, restriction

or notice which may come to be in force, subject to any road widening or road improvement schemes, land charges and statutory bylaws, without any obligation on the Vendor to specify them.

Wayleaves, Easements & Rights Of Way

It is understood there are no public rights of way through the property. Overhead electricity apparatus passes over the property.

The property is sold subject to and with the benefit of any wayleaves, public or private rights of way, easements and covenants together with all outgoings whether mentioned in these particulars or not.

Boundaries, Roads & Fences

The Purchaser shall be assumed to have full knowledge of the boundaries and neither the Vendor nor their agents will be responsible for defining any ownership of the boundaries.

Vendor's Solicitors

Parry Carver, 7 Church Street, Wellington, Telford, TF1 1BX.
FAO: Mr S Carver. Tel: 01952 641291.

Method Of Sale

The property is offered for sale by private treaty as a whole or in lots as required on a freehold basis with vacant possession upon completion. The sale of Pigeon Door is very flexible and the Vendor will consider offers for the dwelling comprising part or all of the land.

Viewing

Strictly by prior appointment with the selling agents, Berrys.
Tel: 01743 271697 Email: shrewsbury@berrys.com

THE PROPERTY

Pigeon Door enjoys uninterrupted panoramic views of the South Shropshire Hills and comprises an intriguing half timbered black and white detached dwelling with brick chimney stacks. The property is believed to date from the 16th century and was extended in the 1980s to provide the ground floor annex. The accommodation briefly comprises:

Ground Floor

Front entrance door leading into:

Entrance Hall: exposed beams, part panelled walls, door to under stairs cupboard and glazed door to:

Sitting Room: double aspect room, exposed beams to ceiling and open fireplace with brick and tile surround and hearth.

Kitchen/Breakfast Room: double aspect room, exposed beams, inglenook fireplace with oil fired Rayburn Supreme which operates the heating and hot water, bread oven, range of fitted base units, sink unit with mixer tap, fitted electric hob and oven, tiled floor, walk in pantry and doors to:

Rear Hall: with external door to rear garden, access to roof space and doors to:

Bedroom/Living Area: with window to front and wood burning stove

Bedroom/Study: with window to side

Cloakroom: shower, tiled floor and walls, wash hand basin and wc.

First Floor

A door from the kitchen leads to the stairs which rise to the landing area with exposed glazed feature panel showing wattle and daub construction and door to airing cupboard. In turn the landing leads to:

Bedroom 1: exposed timbers to wall and ceiling and door to dressing room.

Bedroom 2: window with westerly aspect enjoying far reaching views.

Bathroom: cream suite comprising of a bath with mixer tap, wash hand basin, bidet and wc.

Second Floor

Timber stairs from the landing rise to a further landing area with doors to:

Bedroom 3: with exposed beams and brick panels, diamond shaped window and door to storage cupboard.

Bedroom 4: with exposed beams and window with southerly aspect.

Outside

The garden area to the front of the dwelling is enclosed by an evergreen hedge with a lawn area leading to the side of the house which in turn leads to an orchard. To the rear there is a lawn area with a shrub border enclosed by a deciduous hedge with extensive views over the surrounding countryside.

Outbuildings

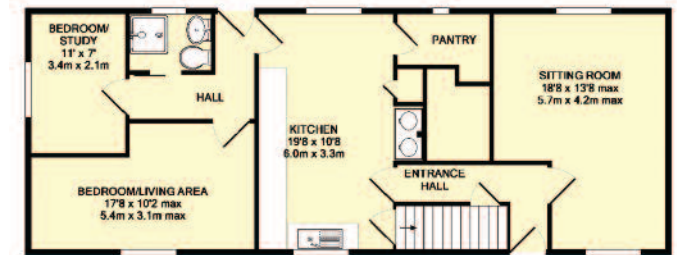
Lying to the east of the house are:

Storage Building: 7.8m x 4.2m, constructed of brick under a tiled roof with three external doors.

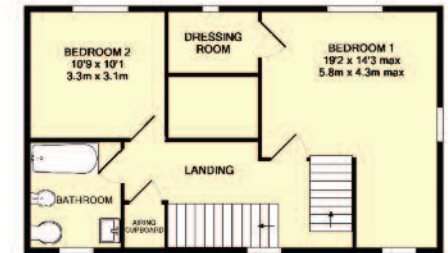
Stable Building: 12.7m x 6.6m, constructed of brick with a concrete floor under a fibre cement sheet roof, divided into 6 stables (3 measuring 3.98m x 4.40m and 3 measuring 3.92m x 2.57m). Each stable has a window and electricity connected. Above the stables is a loft area offering the potential for conversion into office or ancillary accommodation subject to planning consent.

Land

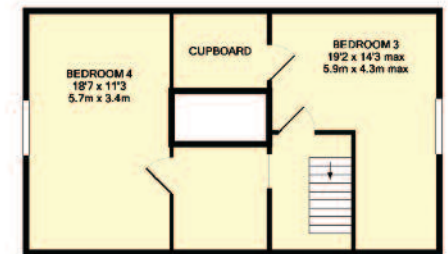
In total the property comprises 9.76 acres (3.95 hectares) acres of level pastureland which is divided into 4 main paddocks bordered by mature hedgerows and post and rail fences. The paddocks have good road frontage with access and are all easily accessible from the stable building. The paddock to the south of the house includes a field shelter (3.6m x 2.9m) of concrete block construction with a concrete floor under a fibre cement sheet roof. Adjoining the southern boundary is a pool fed by surface water drains on the property.



GROUND FLOOR
APPROX. FLOOR
AREA 924 SQ.FT.
(85.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 585 SQ.FT.
(54.1 SQ.M.)

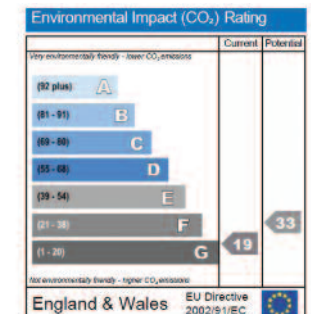
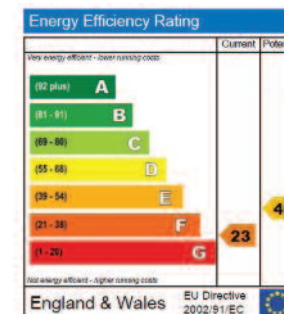


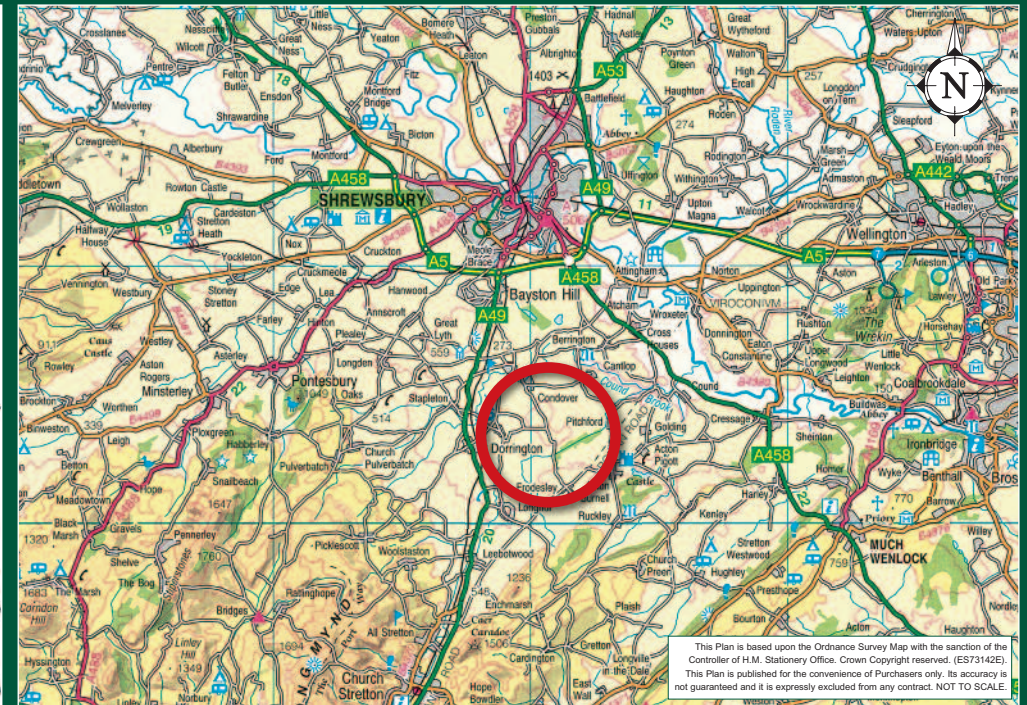
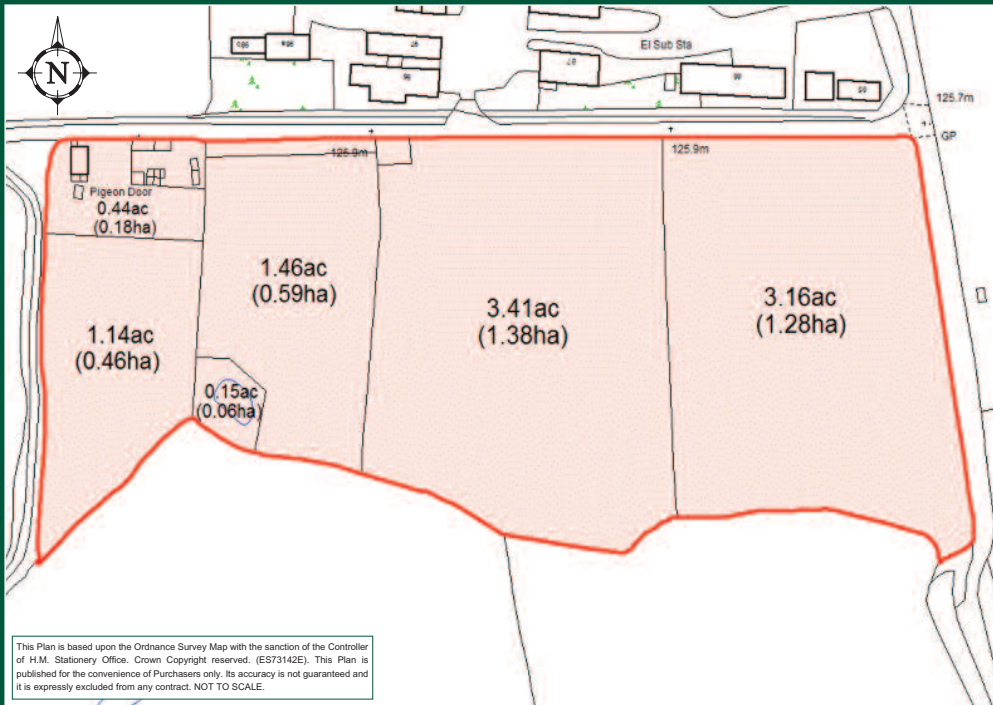
2ND FLOOR
APPROX. FLOOR
AREA 564 SQ.FT.
(52.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2073 SQ.FT. (191.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. See the green.

Made with Metaplan 00019





IMPORTANT NOTICE

These particulars are issued on the strict understanding that all negotiations are conducted through the Agents, Berrys. The property is offered for sale by Private Treaty subject to it still being available at the time of enquiry and no responsibility can be accepted for any loss or expense incurred in viewing. The Agents for themselves and for the Vendor of the property whose Agents they are, give notice that: - 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of the Agents or the Vendor. 3. None of the statements contained in these sale particulars as to the property are to be relied upon as statements or representations of fact. 4. Any intending Purchaser must satisfy herself/himself by inspection or otherwise as to the correctness of each of these statements or areas given in these particulars. 5. The Vendor does not make or give and neither do the Agents or any person in their employment have any authority to make or give any representations or warranty whatsoever in relation to this property.

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