




Yew Tree Villa

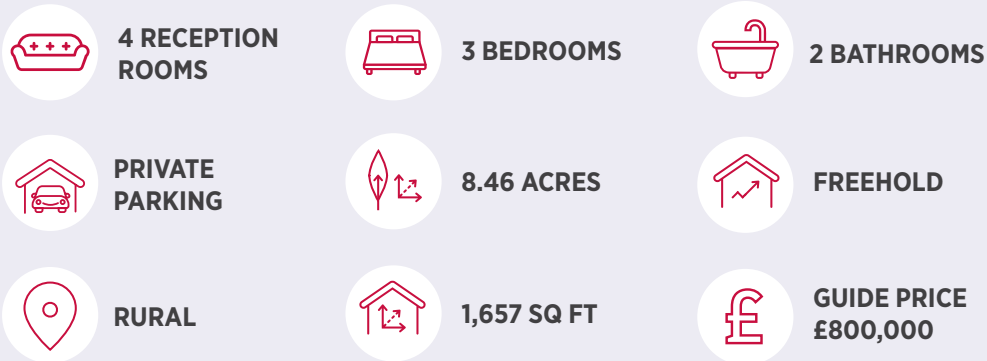
Stanton upon Hine Heath, Shrewsbury, Shropshire

**STRUTT
& PARKER**

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A handsome period family home with outbuildings and about 8.46 acres located in a beautiful rural setting

A fine double-fronted detached property with four reception rooms, three bedrooms and numerous outbuildings. The property has been sensitively modernised to provide a peaceful and practical living and entertaining environment. It is situated within a rural position but within close proximity to access routes to Shrewsbury and Telford



The property

Dating from 1905, Yew Tree Villa is a handsome double-fronted rendered home offering light-filled flexible accommodation arranged over two floors, sensitively combining modern amenities with features including some original fireplaces, along with grounds extending to 8.46 acres of good quality stock fenced grazing land, a number of outbuildings with a range of potential uses subject to the necessary planning permissions. The property also has a brick lined well. Configured to provide an ideal family and entertaining space, the ground floor accommodation flows from a welcoming entrance hall. It comprises a front aspect drawing room with feature fireplace with woodburning stove and a front aspect dining room with a door to a generous neighbouring triple aspect sitting room with wooden flooring, a feature fireplace with woodburning stove, two skylights and French doors to the side terrace flooding the room with natural light. An inner hall accessible from the drawing and dining rooms gives access to a central kitchen with a range of wall and base units, wooden worktops, space for modern integrated appliances and built-in seating

with space for a generous table. The kitchen/breakfast room is flanked on one side by a fitted utility room with Belfast sink and en suite shower room and on the other by a fitted walk-in pantry with a door to a modern conservatory with sloping glazed roof and a door to the rear aspect. On the first floor the property provides a front aspect principal bedroom with fitted storage, two further well-proportioned bedrooms, one with built-in storage, and a modern family bathroom with a corner bath with shower over.

Outside

Set behind mature hedging and having plenty of kerb appeal, the property is approached through a five-bar gate over a gravelled side driveway flanked by a garden pond and opening to a gravelled forecourt, providing generous private parking and giving access to a wide range of outbuildings arranged around hardstanding, including an open-sided Dutch barn with attached store, a detached brick-built two-room store and a further brick-built outbuilding with a workshop and three stores, one with five internal stalls, all suitable for a variety of uses.



The orchard is laid mainly to lawn interspersed with mature fruit trees and bordered by mature hedging and features numerous seating areas and a spacious block-paved rear courtyard and side terrace, ideal for entertaining and al fresco dining, the whole enjoying views over the property's enclosed pasture and arable farmland and rolling countryside beyond.

Location

Stanton upon Hine Heath is a small Shropshire village located on the A53 Shawbury-Hodnet road and has a church, village hall and pub, surrounded by beautiful countryside. Further amenities are available in nearby Shawbury and Hodnet. The county town of Shrewsbury has numerous shopping centres, a market hall, market square and extensive boutique shopping. The town offers extensive leisure, service and sporting facilities including cinemas, theatres, restaurants, cafés and bars, a hospital, running or cycling on the banks of the River Severn, a swimming and fitness centre and numerous local golf courses. Communications links are excellent: the A53 links to Shrewsbury, the M54 and motorway network beyond.



Distances

- Shrewsbury 11 miles
- Telford 13 miles
- Whitchurch 16 miles
- Wrexham 30 miles
- Oswestry 26 miles

Nearby Stations

- Yorton
- Wem
- Shrewsbury

Key Locations

- Hawkstone Hall
- Hawkstone Follies
- Hawkstone Park Golf Club
- The Quarry Park, Shrewsbury
- Theatre Severn, Shrewsbury
- Shrewsbury Market Hall
- National Trust-Carding Mill Valley and The Long Mynd
- Attingham Park

- Alderford Lake
- Ludlow Castle
- Ironbridge Gorge Museums

Nearby Schools

- St Marys CofE Primary School
- High Ercall Primary School
- Hadnall CofE Primary School
- Clive CofE Primary School
- The Thomas Adams Secondary School
- Shrewsbury School
- Shrewsbury High School GDST
- Prestfelde Preparatory School
- Old Hall & Wrekin College





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

Main House internal area 1,657 sq ft (154 sq m)
 Total internal area 2,998 sq ft (279 sq m)
 For identification purposes only.

Directions

Post Code SY4 4ET
 ///what3words define.installs.emerald

General

Local Authority: Shropshire council

Services: Mains electricity, water, oil fired central heating, private septic tank that we understand complies with current regulations.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band D

EPC Rating: D

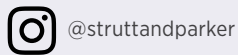
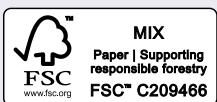
Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

Shropshire and Mid Wales

Theatre Royal, 14 Shoplatch, Shrewsbury, SY1 1HR

01743 284200

shropshire@struttandparker.com
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