



Roger  
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Rittons Place, Pennerley,  
Shrewsbury, SY5 0NE



## **RITTONS PLACE, PENNERLEY, SHREWSBURY, SY5 ONE OFFERS IN THE REGION OF £975,000**

This outstanding, registered smallholding, situated in the beautiful South Shropshire Hills enjoys outstanding views over surrounding hills and countryside towards The Stiperstones Ridge.

Rittons Place will offer its new owners an amazing home located in a tranquil, private, and rural setting. The property consists of a detached, three bedroom house all set in approximately 18 acres or thereabouts, purpose built stable block and large agricultural, multi-purpose building. The property has a large garage attached to the house and a further double carport with adjoining workshop and storeroom with large workroom above. The property accommodation consists of inner hallway, sitting room, conservatory, kitchen/dining room, office, downstairs shower room. Upstairs there are three double bedrooms, one with ensuite shower room, together with family bathroom.

The property is self-sufficient with Biomass boiler providing further income, mains water supply (private water supply is also connected) and large vegetable garden. Viewing of this outstanding property is highly recommended.













**ACCOMMODATION COMPRISING:  
(MEASUREMENTS ARE APPROXIMATE)**

uPVC glazed and wood effect front door with matching leaded window alongside leads to:

**ENTRANCE HALL/BOOT ROOM 11' 8" x 10' 6" (3.56m x 3.2m)** With range of units to one wall, ceramic tile flooring, wall mounted Belfast sink, power and lighting points, matching glazed and panelled uPVC, wood effect door with window leading to the rear. Service door to the garage.

Entrance hall gives access to:

**LAUNDRY ROOM 7' 10" x 3' 2" (2.39m x 0.97m)**

With ceramic tile flooring, plumbing for washing machine, range of shelving, radiator, lighting point.

From entrance hall, door leads to:

**L-SHAPED INNER HALLWAY 14' 2" x 3' 7" (4.32m x 1.09m)**

With ceramic tile flooring, radiator, two central light points.

Inner hallway gives access to further accommodation comprising:

**DOWNSTAIRS SHOWER ROOM**

With large walk in shower with glazed pivot door, pedestal wash hand basin, low level flush WC, chrome ladder style radiator, fully tiled to walls and floor, double glazed opaque glass window to the side.

**OFFICE 12' 3" x 8' 0" (3.73m x 2.44m)**

With oak flooring, radiator, range of built in desk, power and lighting points, double glazed windows to the rear overlooking gardens towards The Stiperstones Ridge.

**KITCHEN/DINING ROOM:**

**KITCHEN AREA 25' 4" x 12' 4" (7.72m x 3.76m)**

With Aga range (oil fired) with further Aga cooker including hot plate and double oven alongside (electric), flanked to either side by granite worksurfaces, with extensive range of cupboards and drawers under, space and plumbing set for a dishwasher, range of eye level cupboards to two walls, central Island unit with shelving incorporating breakfast bar, ceramic tile flooring, power and lighting points, double glazed window to the side, further window to the front enjoying outstanding views over grounds with fields and countryside in the distance.

**DINING AREA**

With oak flooring, radiator, power and lighting points, wood sill to double glazed window to the side, staircase leading to first floor.

From dining area, oak door leads to:

**SITTING ROOM 14' 10" x 10' 6" (4.52m x 3.2m)**

With oak flooring, inglenook style fireplace with raised coloured, quarry tile hearth and log burner inset, built in cupboards to alcoves set to either side, radiator, beams to ceiling, power and lighting points, range of recess book shelving, wood sill to uPVC double glazed window overlooking gardens with views of hillside beyond.

From sitting room, panel and glazed, wood effect uPVC door leads to:

**LARGE CONSERVATORY 13' 0" x 12' 3" (3.96m x 3.73m)**

With underfloor heating with range of recess spotlights, power points, double glazed units enjoying lovely outlooks over gardens with views over hills and countryside beyond.

From dining room, staircase leads to:

**NATURALLY LIT LANDING**

With skylight, double power point, built in airing cupboard with cylinder, immersion heater, shelving, oak doors give access to bedroom accommodation comprising:

**BEDROOM ONE (REAR) 15' 5" x 14' 9" max (4.7m x 4.5m max)**

With radiator, power and lighting points, uPVC Double glazed window to the rear enjoying outstanding views over gardens and fields with The Stiperstones Ridge in the distance.

Oak door gives access to:

**LARGE ENSUITE SHOWER ROOM 10' 2" x 9' 4" (3.1m x 2.84m)**

With walk in shower with glazed sliding door, vanity wash hand basin with storage cupboards under and mirror above with WC alongside, built in dressing table, ladder style radiator, underfloor heating, ceiling light, double doors to large, built in wardrobe/ linen cupboard, range of recess spotlights.

**BEDROOM TWO 14' 0" x 13' 6" (4.27m x 4.11m)**

With radiator, power and lighting points, double glazed windows to the side, further window to the front enjoying outstanding, elevated views over grounds with views of hills and countryside in the distance.

**BEDROOM THREE 13' 3" x 10' 8" (4.04m x 3.25m)**

With radiator, power and lighting points, range of recessed book shelving, built in wardrobe, double glazed window to the side overlooking fields and countryside

**FAMILY BATHROOM 10' 4" x 7' 9" (3.15m x 2.36m)**

Fitted with panelled bath with tile surround and shower attachment, pedestal wash hand basin, low level flush WC, half tiled to all walls, range of recess spotlights, deep, tiled sill to window to the side overlooking grounds and views over surrounding countryside beyond.







## OUTSIDE FRONT

The property is approached off the council maintained road onto its own private gravel driveway, lined by trees and hedging which extends up to the property through wooden five bar gate, onto sweeping gravel driveway leading to large parking forecourt area situated to the side of the property giving access to the garage.

## GARAGE 25' 0" x 20' 0" (7.62m x 6.1m)

Electrically operated, roller door, concrete floor, power, and lighting points. The garage incorporates the biomass boiler and hot water storage tanks. Metal staircase leads to further mezzanine storage area which houses oil boiler which can also run the central heating. Range of power and lighting points. Situated across the forecourt is a further large outbuilding.

## WORKROOM 35' 8" x 19' 0" (10.87m x 5.79m)

The workroom is accessed via a separate external door leading into a small lobby area with wooden flooring and radiator. Staircase leads up to large open plan area with three radiators running off the Biomass boiler, wooden flooring throughout, with range of units, WC, and wash basin. Range of windows enjoying lovely, elevated views over the surrounding grounds and countryside.

## GARDENS AND GROUNDS

These are laid to large lawns situated to the front of the house with central pond with variety of specimen trees inset, large, paved area set to the side of the conservatory with flower and shrub border to one side, further large, paved area situated to the rear of the property with small, aluminium frame greenhouse with large vegetable garden situated beyond with raised flower and vegetable borders, timber and glazed greenhouse (20ft x 10ft), large soft fruit cage, range of outside lighting and outside water taps throughout. A variety of timber and log stores. The garden is of particular note and enjoys fantastic views over fields and countryside to the front and fields and The Stiperstones Ridge to the rear. Further fenced off area is situated to the side of the driveway with further pool to the side and a variety of specimen trees.





Floor Plan  
(not to scale - for identification purposes only)



FLOORPLAN TO FOLLOW...



## OUTBUILDINGS

### TWO STOREY OUTBUILDING

Incorporating double car port with adjoining workshop and store, both of which have power, lighting and water. Above there is a large workroom.

### STABLE BLOCK

Timber constructed block consisting of two stables (each 12ft x 11ft 6 inches), tack room (11ft 6 inches x 7ft 6 inches) and barn/store (29ft x 11ft 6 inches) all with power and lighting and concrete forecourt. The property has direct access onto fantastic outriding.

### LARGE IMPLEMENT/STOCK SHED

Timber and steel frame construction in two sections First section 60ft x 20ft with concrete floor, water and power linking covered passage leading to further section 27 ft x 15ft 6 inches.

### LAND AND PADDOCKS

These are situated either side of the driveway to the front and continue to the rear of the property.

The gardens and grounds extending in total to approximately 18.09 acres or thereabouts.





**General Services:** Mains Water, Separate, Private Supply Via Spring, Biomass Boiler, Mains Electric, Private Sewerage

**Local Authority:** Shropshire County Council

**Council Tax Band:** D

**EPC Rating:** TBC

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** 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.

### Directions:

From Shrewsbury, take the A488 travel through the villages of Hanwood, Pontesbury and Minsterley and continue out of Minsterley out on the Bishops Castle Road. After a short distance, turn left, signposted Snailbeach. Continue on through the villages of Snailbeach and Stiperstones and continue up the lane to Pennerley. On reaching the top of the hill, continue along, going past the turning for Shelve (on the right hand side) and the access for Rittons Place is the third driveway on the left. (What three words /// coach.latitudes.consonant.)

### Viewing arrangements:

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Welsh Bridge, Shrewsbury, SY3 8LG

shrewsbury@rogerparry.net

01743 343343



**Important Notice:** 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.