



**FOR SALE**

Offers in the region of £550,000

The White House, Station Road,  
Dorrington, Shrewsbury, SY5 7LH

An imposing and beautifully presented detached period house set with attractive landscaped gardens benefitting from delightful views in this highly desirable rural area.



Mileages: Shrewsbury 8.0 miles, Telford 19.3 miles and Church Stretton 6.9 miles. All mileages are approximate.



- Beautiful period house
- Attractive rural location
- Spacious accommodation
- Immaculately presented
- Garden with views
- Large garage & driveway

#### DIRECTIONS

From Shrewsbury proceed south along the A49 through Bayston Hill, continue past The Bridges Pub and on the arrival at the village of Dorrington take the left turn signposted Ryton, down Station Road. Continue along this road for a short distance and the property will be found on the right hand side identified by Halls for sale board.

#### SITUATION

The property is most attractively situated on the fringe of the popular and picturesque village of Dorrington, 0.2 miles from its centre. Dorrington itself offers a selection of amenities including a primary school, shop, butchers and public house/restaurant. Easy access can be gained to the county town of Shrewsbury where a fashionable range of social and leisure facilities can be found. Commuters will be pleased to note that there is ready access to the A5 which links through to the M54 motorway and onto Telford. The A49 also provides access down to Church Stretton, Hereford and South Wales beyond,

#### DESCRIPTION

Over recent years The White House has been sympathetically improved and offers a fantastic contemporary living environment within a most imposing and attractive period house. To the ground floor the reception hall gives access to two spacious reception rooms both with multi-fuel burning stoves. The feature open plan living breakfast kitchen offers a stunning space and is fitted with a range of soft close units with solid oak work surfaces. The central island is a particular feature with its white granite work surface. Also to the ground floor is a utility room and guest WC and access door to the steps leading down to the cellar. To the first floor there are four bedrooms with the master benefitting from an en-suite shower room, whilst the remaining three are served by the family bathroom. Outside, there is extensive driveway parking leading to the large garage/workshop. The gardens offer flowing lawns and a large low maintenance gravelled area providing an excellent outdoor entertaining space. The gardens benefit from an attractive aspect out over fields with views, to the Lawley hills beyond.

#### ACCOMMODATION

With flagged stone entrance and feature decorative door surround with panel part glazed entrance door leading into:

#### RECEPTION HALL

With coved ceiling with original tiled floor, understair store area with access door to cellar, staircase leading to first floor and doors off and to:

#### GUEST WC

With period style WC and wall mounted wash hand basin with tiled splash, tiled floor, extractor fan.

#### DRAWING ROOM

7.44m x 3.71m (24'5" x 12'2")

With coved ceiling, fireplace with slate hearth currently housing a DOVRE multi-fuel burning stove, dual aspect sash windows with attractive views over fields and countryside with Lyth Hill in the distance. TV point.

#### DINING ROOM

4.14m x 3.86m (13'7" x 12'8")

With original tiled floor, fireplace with slate hearth and DOVRE multi-fuel burning stove. Dual aspect windows. TV and phone point.

#### FEATURE OPEN PLAN LIVING BREAKFAST KITCHEN

8.31m x 5.33m (27'3" x 17'6")

#### KITCHEN AREA

With porcelain tiled floor and providing an attractive range of Leighton Grey eye and base level units comprising of soft close cupboards and drawers with solid oak work surface over and incorporating a one and half bowl Franke stainless steel sink unit and drainer with mixer tap, Britannia electric Range cooker with 5-ring induction hob unit and double oven with fitted Britannia extractor fan over and stainless steel splash. Space for American style fridge freezer, integral Whirlpool dishwasher, oak splash. Central island with further range of base level storage cupboards and drawers with white granite surface with breakfast bar eating area and inset spotlights over with feature roof lantern. Panelled part glazed door to side of property.

#### LIVING AREA

With porcelain tiled floor, exposed beams to ceiling, fireplace with slate hearth and CLEARVIEW multi-fuel burning stove, walk-in boiler room housing the Warmflo oil fired central heating boiler and Warmflo hot water cylinder. Twin glazed french doors leading out onto the garden with views over fields and hills in the distance.

#### UTILITY

3.86m x 2.31m (12'8" x 7'7")

With porcelain tiled floor and fitted solid oak worktop incorporating a Franke stainless steel sink unit and drainer with mixer tap over, space and plumbing for washing machine, space for tumble dryer, fitted linen cupboard and shelf with hanging rail, inset spot lights. Part glazed door to reception hall.



3 Reception  
Room/s



4 Bedroom/s



2 Bath/Shower  
Room/s



#### CELLAR

With power and light points. Slightly restricted head room.

#### FIRST FLOOR LANDING

With access to loft space and doors off and to:

#### BEDROOM 1

7.44m x 3.73m (max) [24'5" x 12'3" (max)]

Providing a range of fitted wardrobes and benefitting from dual aspect windows with delightful countryside views over to Lyth Hill. Door to:

#### ENSUITE SHOWER ROOM

With tile effect vinyl flooring and providing a contemporary suite comprising of low level WC, wall mounted wash hand basin with storage drawer under and mixer tap over with tiled splash. Large shower cubicle with sliding splash screen and mains fed shower with rain water style head and inset tiles, wall mounted heated towel rail, shaving light, extractor fan.

#### BEDROOM 2

4.17m x 3.81m [13'8" x 12'6"]

With dual aspect windows with attractive views.

#### BEDROOM 3

3.86m x 3.18m [12'8" x 10'5"]

With attractive views out towards The Lawley Hills.

#### BEDROOM 4

2.97m x 2.82m (max) [9'9" x 9'3" (max)]

With attractive view over fields to Lyth Hill.

#### FAMILY BATHROOM

With tile effect vinyl flooring and providing a modern white suite comprising low level WC, wall mounted wash hand basin set with storage drawer beneath with mixer tap over, deep panelled bath with mixer tap and shower cubicle with sliding splash screen, mains fed shower with rain water style head and inset tiles, shaving light and extractor fan, heated towel rail.

#### OUTSIDE

The property is approached through twin timber entrance gates onto a generous driveway laid to Cotswold gravel providing parking for numerous vehicles and giving access to the garage and pedestrian access to the front and side of the property.

#### GARAGE

5.26m x 7.77m narr.to 3.12m [17'3" x 25'6" narr.to 10'3"]

With remote controlled electric entrance door, power and light points and large cedar wood clad pedestrian door leading to the gardens.

#### THE GARDENS

To the front the gardens are laid for ease of maintenance providing further Cotswold gravelled areas with a laurel hedge with central pedestrian access gate. The majority of the garden sit to the side of the property and comprises of an attractively manicured flowing lawn with low maintenance barked border with space for potted plants. A Cotswold gravelled pathway gives access to a large gravelled area providing an excellent outdoor entertaining space with attractive blue brick wall and benefitting from further views over the village field and hills beyond. Purchasers will be pleased to note that the garden is south facing in aspect. External cold water tap.

#### GENERAL REMARKS

#### FIXTURES AND FITTINGS

Only those items described in these sale particulars are included in the sale. Fitted carpets and blinds are included in the sale price.

#### SERVICES

Mains water and electricity are understood to be connected. Foul drainage is to a septic tank. Oil fired central heating system. None of these services have been tested.

#### LOCAL AUTHORITY

Shropshire Council, Tel: 0844 448 1644 . Council Tax Band 'E'.

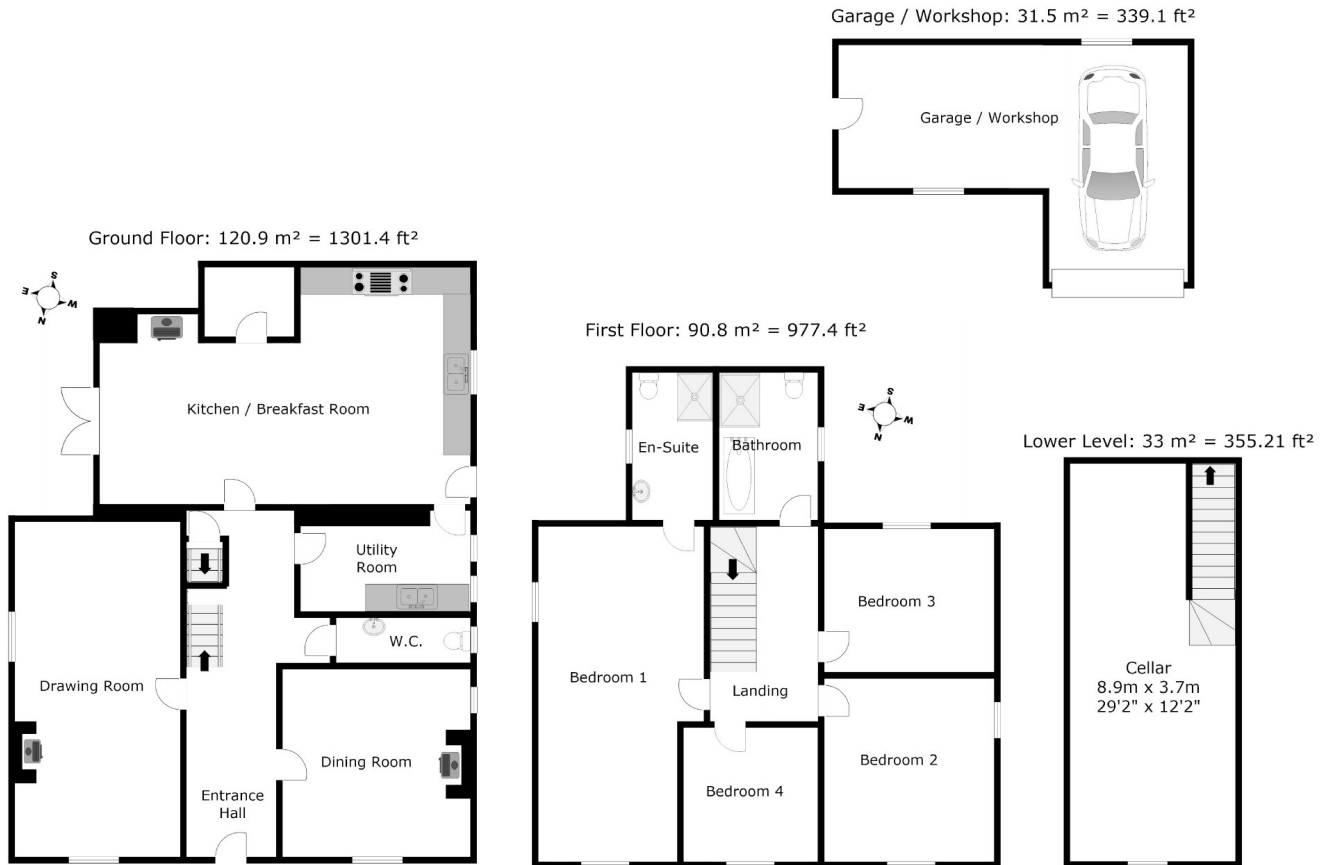
#### TENURE

Freehold although purchasers must make their own enquiries via their solicitor.

#### VIEWINGS

Through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ. Tel: 01743 236444.

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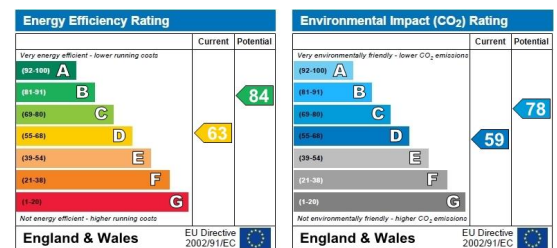


Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Ratings



**01743 236444**

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