



Eyton Villa, Shrewsbury, Shropshire





Eyton Villa, Eyton Lane, Baschurch, Shrewsbury **SY4 2JN**

A beautiful Georgian country house with a traditional range of barns, secondary accommodation, and grounds extending to approximately 1.85 acres.

Summary of accommodation

Ground Floor

Entrance hall | Drawing room | Sitting room | Dining room

Kitchen/breakfast room | Back hall | W.C.

Access to tanked cellar/office

First Floor

Principal bedroom with en suite | Three further double bedrooms (one with an en suite) | Family Bathroom

Garden and grounds

Beautiful formal gardens | Kitchen garden | Tennis court | Paddock with separate road access | Handling yard. In all approximately 1.85 acres

Ancillary accommodation

Kitchenette/boot room | Double bedroom with shower

Outbuildings

Traditional range of brick barns | Garaging | Stables | Games room

Tenure

Freehold

Local Authority and tax band

Shropshire County Council. Band G



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Situation

Eyton Villa is situated on the edge of the North Shropshire village of Baschurch. The village is noted for its excellent amenities including a doctor's surgery, general store, two pubs, farm shop and polo club. There is a Pre-School, Primary School and The Corbet School Academy within the village and a number of highly regarded private schools nearby including Packwood, Ellesmere and Shrewsbury School.

The County Town of Shrewsbury is a short drive and provides extensive shopping, leisure and social facilities and from where the A5/M54 provides good road access to Midland business centres. There is a regular national rail service from Shrewsbury to Manchester, Birmingham and London. Regional airports include Birmingham International and Manchester International.

Distances

Shrewsbury 9.1 miles, Oswestry 14 miles, Telford 23.1 miles, Chester 39 miles. (Distances approximate).

Eyton Villa

Occupying a private rural position, Eyton Villa is a beautiful Georgian country house with elegant accommodation over three floors. The property has been beautifully maintained by the current owners who have enjoyed a long custodianship. Eyton Villa retains many of its charming original features. A central hallway leads to the primary rooms, including the large kitchen/breakfast room, adjacent sitting room, dining room, and superb drawing room which has fantastic southerly views over the gardens. Many of the rooms have tall ceilings, indicative of the period, and original sash windows, filling the house with light.





The converted cellars are currently used as a comfortable home office and storage.

A superb staircase rises to the first floor, where the large central landing accesses four double bedrooms and two bathrooms. Most notable is the dual aspect principal bedroom with far reaching views and a large en suite bathroom. The other three double bedrooms are served by an en suite and family bathroom.





Elegant accommodation over three floors retaining many of its charming original features.

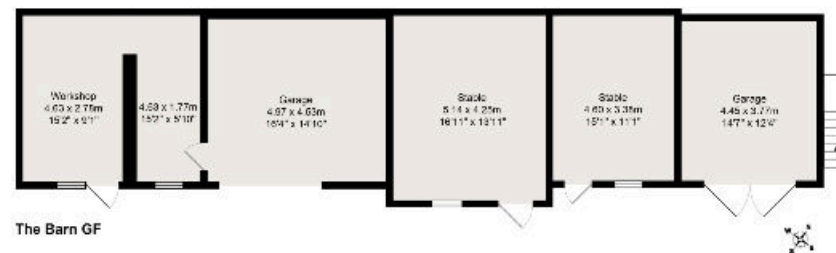
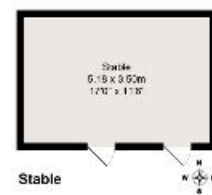
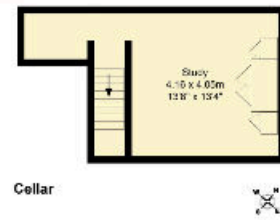
Eyton Villa

Approximate Gross Internal Floor Area
Main House 276 sq m / 2973 sq ft

The Annexe 55 sq m / 592 sq ft

The Barn 163 sq m / 1754 sq ft

Stable 18 sq m / 193 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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Particulars dated August 2023. Photographs and videos dated August 2023.

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Outbuildings

Found near to the house is a converted outbuilding which offers ancillary accommodation, being a boot room/kitchenette on the ground floor with a first floor double bedroom and shower.

Adjacent to the house is a useful handling yard surrounded by a range of traditional brick outbuildings and a rear driveway. These outbuildings include garaging, stabling, a sizeable first floor games room, and machinery store. These barns offer an exciting opportunity and the scope for further development for a number of uses, subject to the necessary planning permission.





Garden and Grounds

Eyton Villa stands within beautifully designed and maintained mature formal gardens. A number of individual areas have been created throughout the grounds, offering wonderful spaces for outdoor entertaining.

The property has a large south-facing rear terrace overlooking the nearby tennis court and rose garden. Tall established trees are found throughout the grounds, along with carefully planted borders providing all year round colour and interest. Beyond the tennis court is a paddock with separate road access and timber stabling. To the west of the house, beyond the yard, is a productive orchard and kitchen garden.





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Services

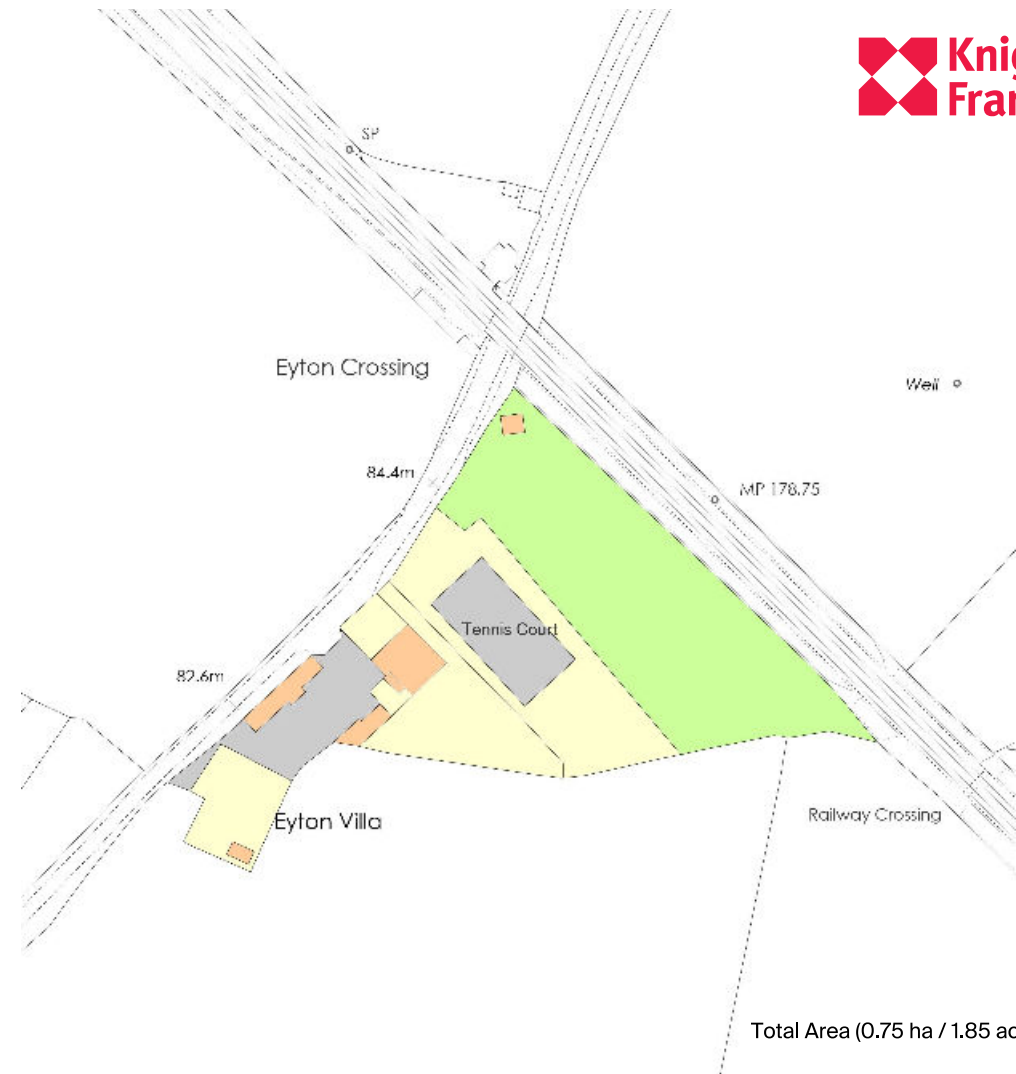
Mains water and electricity, oil fired central heating, private drainage via septic tank.

Agents note

The owners are considering placing an overage on to the outbuildings and adjacent land, which could affect future residential development. Please speak with the agent for further details.

Directions

From Baschurch take Eyton Lane for approx. 0.5 miles, past the Corbet school, where Eyton Villa which will found on your right hand side prior to the railway crossing. What3words /// approvals.clap.hires



Knight Frank

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We would be delighted to tell you more



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