

The River House

Isle Lane, Bicton, Shrewsbury, Shropshire












**STRUTT
& PARKER**

BNP PARIBAS GROUP

A very special period property overlooking the River Severn and open countryside beyond.

A five-bedroom period property of poise and character with outstanding views. The property is situated at the end of a long drive with gardens and grounds extending to over 8 acres.

 6 RECEPTION ROOMS	 5 BEDROOMS	 4 BATHROOMS
 STABLES & OUT-BUILDINGS	 8.27 ACRES	 FREEHOLD
 RURAL	 5,027 SQ FT	 GUIDE PRICE £1,695,000



The property

The River House is believed to date back to the mid 1800s, a former Flax mill and now a much loved family home. The property is located at the end of a long-tarmacked driveway and extends to over 5,000 sq ft of light filled internal accommodation. The property is designed with extensive dining and entertaining space on the ground floor with the principal rooms boasting wonderful views.

Arriving through the formal front door is the entrance hall off which is the drawing room and dining room, both rooms have floor to ceiling bay windows and open fireplaces. The modern conservatory is adjacent to the parking area and now provides the day-to-day access to the property, leading from there into the hall. The kitchen has a traditional range of wall and base units with Everhot cooker and space for a large dining table. Adjacent to the kitchen is the sitting room/games room which could be used for a variety of purposes, including the creation of a separate wing

for ancillary accommodation with the stairs rising to bedroom five and a bathroom. Completing the ground floor is a study with a large sash window and log burner, separate utility room and cloakroom.

On the first floor, are five double bedrooms and four bathrooms. To the front of The River House is the principal bedroom with en suite bathroom and adjacent to it, is a further bedroom with en suite, both offering far reaching views. There are then three further bedrooms and two bathrooms, one serving as a Jack and Jill.









Outside

The driveway to The River House is almost 1km in length passing two separate paddocks before arriving to the side of the property where there is ample parking along with a garage and stables. The property extends to just over 8 acres with direct access to the River Severn, where there is a purpose-built jetty used for boating and swimming. Mature specimen shrubs and herbaceous planting are complemented by well stocked floral borders and lawn areas with paved alfresco dining area overlooking the River. There are two main paddocks ensuring the property is well suited to those with equestrian interests and a woodland with path running through.

Location

Bicton is a charming village approximately three miles from Shrewsbury town centre. It offers edge of town living with views of the Shropshire Hills, with easy access into Shrewsbury town. The neighbouring village of Montford Bridge has a pub, village hall, local shop and garage. The county town of Shrewsbury has

an extensive range of shopping, dining and leisure facilities and is noted for its exceptional schools both within the state and independent sectors. Excellent road communications include the A5/M54 which gives access to Telford, the West Midlands and the national motorway network and heading north to Chester and beyond. There is a mainline rail service from Shrewsbury with a direct service to London. The regions international airports include Birmingham, Manchester and Liverpool.



Distances

- Shrewsbury centre 4 miles
- Telford 22 miles
- Chester 41 miles
- Birmingham 53 miles

Nearby Stations

- Shrewsbury

Key Locations

- The Quarry Park
- River Severn
- Theatre Severn
- National Trust-Attingham Park
- Shrewsbury Market Hall

Nearby Schools

- Bicton CofE Primary School
- Oxon CofE Primary School
- The Corbet School
- St George's Junior School
- The Priory School
- Prestfelde Prep
- Meole Brace School
- Shrewsbury School
- Shrewsbury High School for Girls
- Adcote School for Girls
- Packwood Haugh Prep





The River House

Total Area - 3.35 ha / 8.27 ac



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Floorplans

House internal area 5,027 sq ft (467 sq m)
For identification purposes only.

Directions

Post Code SY3 8ED
what3words: ///correct.overhear.shark

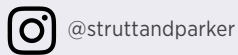
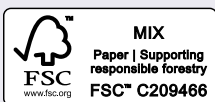
General

Local Authority: Shropshire Council
Services: Mains electricity, water, oil fired central heating and private septic tank installed before 1983.
Council Tax: Band G **EPC Rating:** F
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.
Wayleaves 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.

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

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