

Orchard House, Mytton Mill, Forton Heath
Montford Bridge, Shrewsbury



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A beautifully appointed mill house conversion offering stylish contemporary accommodation, enchanting riverside gardens and a peaceful woodland setting

Orchard House is a beautifully appointed four-bedroom family home, occupying part of a stunning mill conversion and set in a peaceful and idyllic woodland position beside the River Perry. The property is surrounded by enchanting gardens which run to the banks of the river, while inside there is stylish, elegant accommodation with high-quality modern fittings throughout.

The ground floor has an open-plan layout, making it ideal for relaxed family living or entertaining guests. It features a sitting room with a triple aspect, overlooking the gardens and opening to the patio area via French doors. A squared open archway leads to the generous kitchen and dining area, which has a sleek contemporary fitted kitchen with a breakfast bar and integrated appliances, including a triple oven and an induction hob with a concealed overhead extractor. Adjoining the kitchen, the utility room provides further storage, as does the cellar.

Upstairs are four comfortable and well-presented bedrooms, two of which are en suite, including the principal bedroom with shower room, which has a dual-head shower fitting. The second bedroom also has a shower room and built-in wardrobes. The two remaining bedrooms are served by the family bathroom with freestanding bathtub.

A secure gated entrance provides access to the property, as well as parking on a gravel driveway at the front of the house. Gardens include a patio area for al fresco dining, with lawns beyond and a charming, wooded area with various mature specimen trees enclosing the gardens and providing a sense of privacy and seclusion. The gardens also back directly onto the meandering River Perry, with its gentle, babbling flow adding to the sense of peace and tranquillity.



Location

The property lies in the rural hamlet of Forton Heath, set in peaceful Shropshire woodland, approximately six miles northwest of the county town of Shrewsbury. The neighbouring village of Montford Bridge, two miles to the south, has a traditional pub and provides easy access onto the A5, while the nearby village of Bicton has a well-regarded Church of England primary school. The medieval county town of Shrewsbury offers a comprehensive range of shops, supermarkets, restaurants, leisure facilities and cultural amenities, along with an outstanding choice of schooling, including Shrewsbury School, Packwood Haugh and Prestfelde in the independent sector. The surrounding Shropshire countryside, with its network of footpaths and cycle routes, is readily accessible on the doorstep. The A5 gives swift road access towards Oswestry and Telford, while Shrewsbury station provides regular rail services to Birmingham and London Euston.

Postcode region: SY4

General

Local Authority: Shropshire Council
Services: Mains electricity and water, air source heat pump providing underfloor heating downstairs and radiators upstairs. Bio disc private drainage which we understand complies with current regulations.
Council Tax: Band E
EPC Rating: C
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 is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

1,674 sq ft (156 sq m)
2 reception rooms
4 bedrooms
3 bathrooms
Outside parking | Riverside
Freehold | Village location
Garden

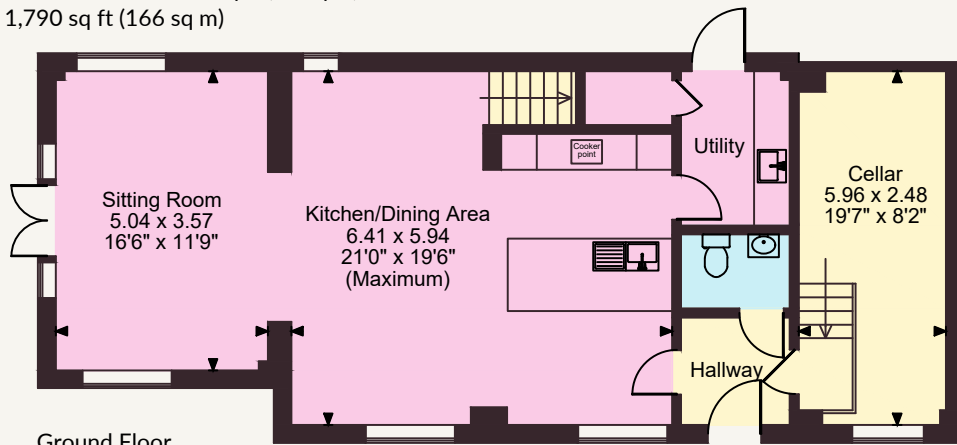
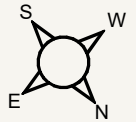
Guide price £625,000

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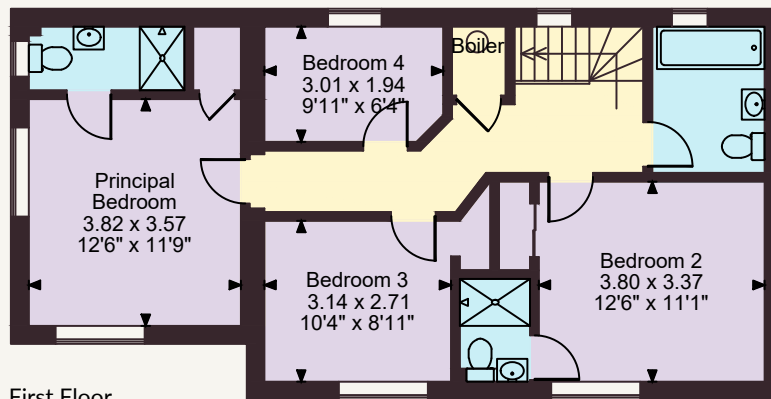
Main House internal area 1,674 sq ft (156 sq m)

Store/Summer House internal area 116 sq ft (11 sq m)

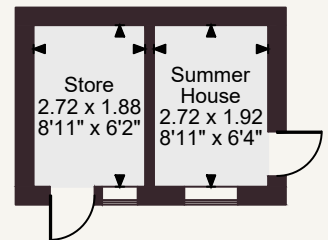
Total internal area 1,790 sq ft (166 sq m)



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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