



£600,000 Offers Over

St. Annes, Burlton

Detached House | 4 Bedrooms | 2 Bathrooms

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Step Inside

Key Features

- Detached Four-Bedroom Residence
- Detached Garage & Driveway
- En-suite Master Bedroom
- Two Cosy Clearview Woodburning Stoves
- Impressive Vaulted Conservatory
- Large Workshop with Vehicular Access
- Highly Private Grounds
- Approximately 1/3 Acre Garden

Property Description

Discover St. Annes, an enchanting rural haven blending country character with expansive living. Bright interiors feature dual Clearview stoves, rich wood flooring, & a vaulted glazed conservatory. Experience idyllic indoor-outdoor life with wrapping sun decks, a private balcony, & a large workshop.

Main Particulars

Nestled in the charming village of Burlton, St. Annes is a remarkably spacious rural residence that beautifully blends countryside tranquillity with generous living spaces. The property welcomes you with an impressive and private external approach, featuring a sweeping driveway that provides ample parking and leads to a detached outbuilding. A lush, expansive front lawn frames the home, where a striking brick façade softened by mature climbing greenery creates an enchanting, established country feel that hints at the character found within.

Stepping inside, the front door opens into a welcoming hallway that serves as the central hub of the ground floor. From here, doors open to the dining room to the left, the lounge to the right, the utility room straight ahead, and the kitchen located to the left of the utility. The dining room is an elegant and bright space boasting wooden flooring, dual-aspect windows, and its own cosy Clearview stove; a door conveniently connects the dining room directly into the kitchen. The kitchen itself is a practical and bright family space, equipped with a double oven, an electric hob with an extractor over, a stainless steel sink with a mixer tap, and dedicated space and plumbing for a dishwasher, all while windows look out over the private rear garden. Conveniently located next to the kitchen is the utility room, which houses the boiler and provides a door to a downstairs cloakroom fitted with a WC and basin. A further door from the utility room grants direct access out to the rear garden.

Back in the entrance hall, a door to the right opens into the large, inviting lounge. This expansive living space features rich wooden flooring and a further Clearview stove that sits beautifully on a slate hearth with an oak beam above. Across the back of the lounge, bi-fold doors open up into a wonderful conservatory. This brilliant extension features high vaulted glass ceilings and double doors that step out onto a decking area to offer the ultimate spot for al fresco dining.

From the main hallway, turn-staircase rises up to a wonderfully light and airy first-floor landing. The master bedroom serves as a private sanctuary, complete with a large, fully tiled ensuite shower room featuring a walk-in shower, a vanity basin with storage underneath, an illuminating mirror, a WC, and a heated towel rail. Bedrooms two and three are further comfortable double bedrooms, with bedroom three boasting a tilt-and-turn door that provides access to a private front balcony. Bedroom four is a charming single room. Serving the bedrooms is the beautifully appointed family bathroom, detailed with a freestanding roll-top bath, a corner shower cubicle, a heated towel rail, and a bespoke marble under-basin vanity complete with storage shelves underneath.

The outdoor space at St. Annes is a true wonder to explore and incredibly private. Dividing the front and rear grounds are trellis fencing panels that act as a visual divide and privacy screen from the front driveway. An integrated gated archway within the woodwork, heavily covered in climbing plants and vines, serves as a picturesque physical walkway to pass through into the back garden. Once outside, hobbyists or car enthusiasts will delight in the large workshop, which offers a pedestrian stable-style door alongside double doors for vehicular access. A detached garage provides further storage and includes a side covered section, offering a lovely shaded area to sit and eat. Meandering further into the garden reveals a chicken coop, a garden shed, summerhouse and a beautiful mix of lawn and mature foliage, making the grounds as functional as they are idyllic.

Council Tax Band: F (Shropshire Council)

Tenure: Freehold

Parking options: Driveway, Garage

Garden details: Private Garden

Location

The property is situated in Burlton, a highly desirable rural village in North Shropshire that offers a perfect blend of idyllic countryside living and practical convenience. Right on the doorstep, residents can enjoy beautiful country walks and exceptional local hospitality at the traditional 18th-century Burlton Inn, a charming village pub complete with a cozy log fire and a large beer garden. The immediate area is renowned for its natural beauty, located just a short drive from the "Shropshire Lake District" at Ellesmere, Colemere, and nearby nature reserves like Whixall Moss. For everyday shopping, comprehensive medical facilities, and highly regarded schooling, the nearby towns of Wem and Ellesmere are easily accessible. Furthermore, the historic, medieval county town of Shrewsbury is only a 20-minute drive away, offering a vibrant social scene, independent boutique shopping, the award-winning Market Hall, and excellent transport links with direct rail services to major cities.

Services

Mains water, electricity, drainage. Oil fired central heating.

Important Notice

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and you should take advice from your legal representatives and Surveyor.

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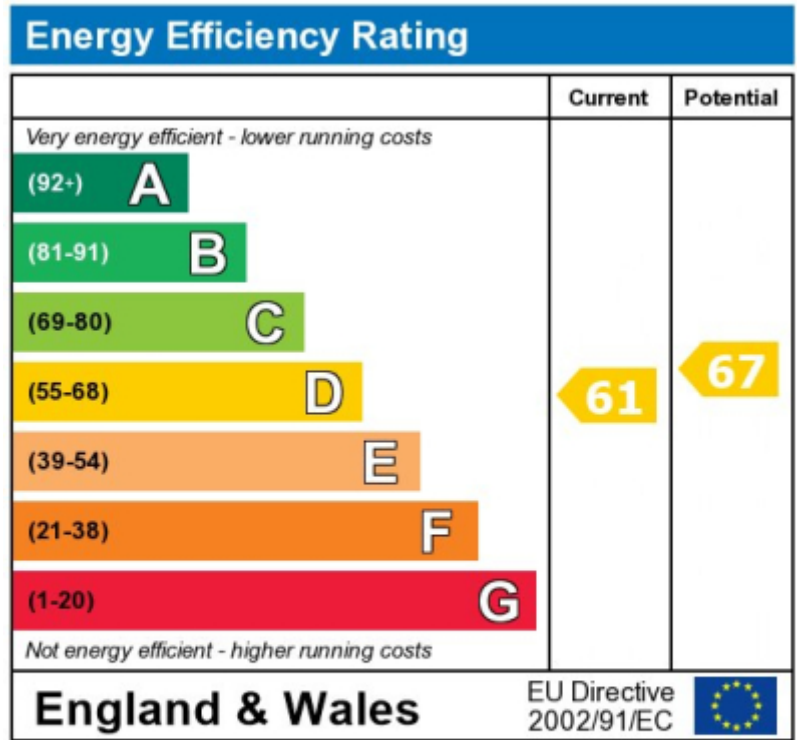
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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