



Little Lyth Barn, Lyth Hill, SY3 0AX

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Little Lyth Barn, Lyth Hill, Bayston Hill, Shrewsbury, Shropshire, SY3 0AX

Offers In Excess Of
£600,000



A beautifully positioned barn conversion, situated on the side of Lyth Hill, boasting far reaching, panoramic views towards The Wrekin, all across to the South Shropshire Hills

- Detached Barn Conversion
- Three Bedrooms, Bathroom
- Entrance Hall, Lounge, Garden Room
- Study, Kitchen, Utility

- WC, Downstairs Bedroom 3/Snug
- EPC D, Council Tax Band E
- Oil Central Heating, Double Glazing
- Panoramic Views, Beautiful Gardens



Brief Description

A beautifully positioned barn conversion, situated on the side of Lyth Hill, that boasts far reaching, panoramic views towards The Wrekin, all across to the South Shropshire Hills. The well presented accommodation is entered via a reception hallway, with useful under stairs cupboard, door to the left hand side where there is the spacious lounge, with windows to the rear. Off the hallway there is a Study and door through to the kitchen. The Kitchen comprises a range of units, with space for an electric range style cooker, granite work surface with inset sink, along with further wooden work surfaces and integrated dishwasher. Off the kitchen there is a stunning garden room that enjoys an abundance of natural light from roof lights and many windows providing spectacular, far reaching views and French doors leading out to a raised patio area. Off the kitchen there is a utility area, along with WC and door to the downstairs bedroom/Snug.

From the hallway, stairs ascend to the first floor where there are two double bedrooms and a main bathroom, having a bath with shower over, WC and pedestal wash hand basin.





Externally there is a spacious gravelled driveway to the front providing ample parking. The property sits in approximately half an acre of beautiful established gardens comprising an elevated patio area enjoying those fantastic views, generous lawned gardens edged with mature shrub borders with a variety of herbaceous plants and shrubs.



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LOCATION

Positioned in the hamlet of Little Lyth, on the much sought after Lyth Hill, the barn enjoys access to stunning walks along the ridge. The nearby village of Bayston Hill offers a range of amenities including shops, Doctors' surgery and schooling. Shrewsbury Town Centre is approx 5 miles away, with its fine selection of bespoke shops and restaurants along with excellent recreational facilities.

Road links are excellent with the A49, giving access to Church Stretton and Ludlow to the south and to the north of Shrewsbury and the A5/M54 providing access to Telford, Birmingham and the national motorway network. There are train stations at Church Stretton and Shrewsbury.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains electricity is available. Water is via a private bore hole supply from a neighbouring property. Private septic tank drainage, shared with two neighbouring properties. Oil fired central heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

DIRECTIONS

From Bayston Hill roundabout proceed south along Hereford Road on to the A49 through Bayston Hill. Upon leaving the village continue on the A49 for just over 1 mile and turn right sign posted Little Lyth. Continue along this road, passing the barn conversions on the left hand side, then bearing right and a short while further, before the left hand turn, continue immediately in front, down a small shared gravelled access (to the right of Little Lyth House) where the property can be found on the right hand side.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002. Council Tax Band E

VIEWING

Please ring us on 01952 221 200 or Email: wellington@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

WE 36454 030924

ALL MEASUREMENTS QUOTED ARE APPROXIMATE:

GARDEN ROOM

11' 11" x 12' 2" (3.63m x 3.71m)

KITCHEN

15' 1" x 12' 1" (4.6m x 3.68m)

UTILITY ROOM

6' 4" x 6' 0" (1.93m x 1.83m)

WC

2' 8" x 4' 0" (0.81m x 1.22m)

BEDROOM THREE / SNUG

10' 6" x 8' 8" (3.2m x 2.64m)

STUDY

10' 6" x 10' 11" (3.2m x 3.33m)

LOUNGE

17' 2" x 15' 3" (5.23m x 4.65m)

BEDROOM ONE

11' 6" x 15' 5" (3.51m x 4.7m)

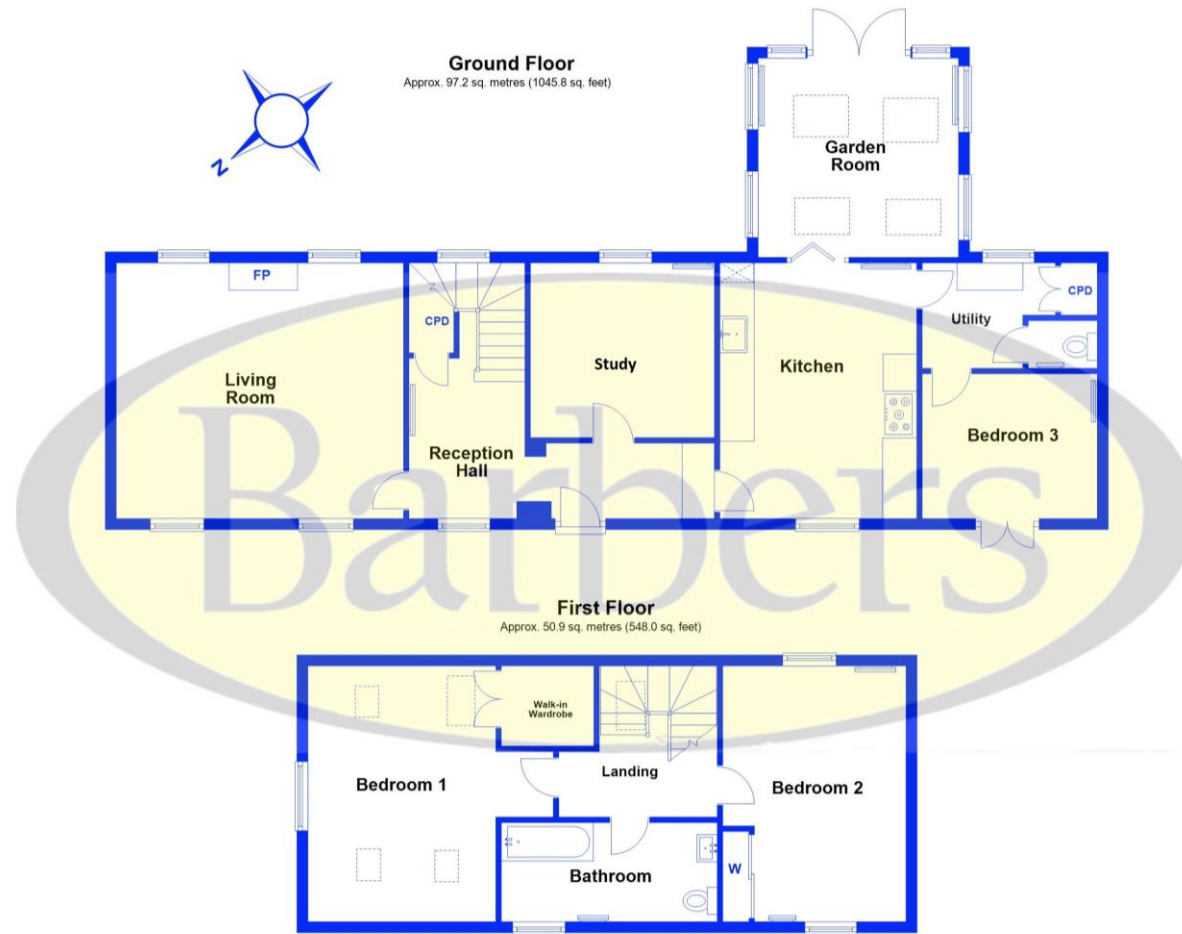
BEDROOM TWO

10' 7" x 15' 5" (3.23m x 4.7m)

BATHROOM

5' 11" x 13' 0" (1.8m x 3.96m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 148.1 sq. metres (1593.8 sq. feet)

This floor plan has been prepared for the exclusive use of Barbers Agents. All due care has been taken in the preparation of this floor plan which should be used for illustrative purposes only. All sizes and dimensions of rooms and walls are approximate. The positioning of windows, doors, openings, fixture and fittings are approximate and for use as a guide only. This floor plan is not, nor should it be taken as, a true and exact representation of the subject property.
Plan produced using PlanUp.

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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