

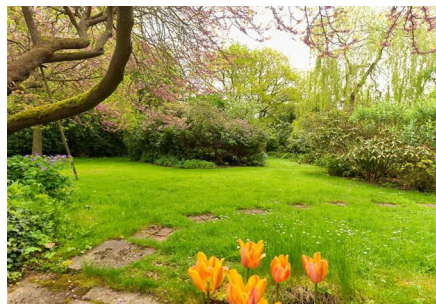


FOR SALE

Offers In The Region Of £875,000

## Ivy House & The Granary Lythwood Hall, Bayston Hill, Shrewsbury, SY3 0AB

A most impressive and imposing mature Georgian residence offering spacious and versatile rooms, set with Annexe, garaging and stunning large gardens, in this quiet locality. IN ALL ABOUT 0.62 ACRE.



MILEAGES: Shrewsbury 4.1 miles and Telford 15.8 miles. All mileages are approximate.



- Impressive house with Annexe
- Spacious rooms
- Beautiful gardens
- Lovely location
- Close to amenities
- Approximately 0.62 acre

#### DIRECTIONS

From Shrewsbury town centre proceed to the Dobbies by-pass roundabout and continue south along the A49 in the direction of Bayston Hill and Church Stretton. Proceed into Bayston Hill, taking the right turn onto Lyth Hill Road, followed by the second right onto Lythwood Road. Proceed to the far end of Lythwood Road, taking the second left turning towards Lythwood Sports Complex. Proceed past the playing fields on the right, and continue along the unadopted lane where the property will soon be found behind a gated driveway.

#### SITUATION

The property is beautifully positioned in a quiet and secluded position on the fringe of the village of Bayston Hill. Amenities are only a short distance away including a selection of shops, whilst Shrewsbury town centre is within easy reach. The Meole Brace Retail Park includes Sainsburys supermarket. Commuters will find the A5 equally accessible. There are some delightful walks in the close proximity including along Lyth Hill, which is a most attractive benefit to the property.

#### DESCRIPTION

Ivy House is a substantial and most impressive mature residence which offers numerous character features and charm throughout. The property provides a versatile and adaptable layout and will no doubt have wide market appeal. The main house offers two spacious reception rooms, a study, breakfast kitchen, utility, generous boot room and guest WC. To the first floor there are five bedrooms and two bathrooms. The Annexe also offers accommodation over two floors. This incorporates a useful entrance hall/lobby with second hallway off. To the first floor is a most attractive kitchen diner, separate living room, two bedrooms and a bathroom. It should be noted that the Annexe accommodation can be easily reintroduced to the main dwelling. The property is approached through a gated entrance which leads onto a sweeping gravelled driveway which extends to the main large garaging. The Annexe benefits from its own parking area which sits adjacent to the second double garage positioned to the rear of the house. There is a generous concrete yard area which could be potentially utilised for storage of a motorhome/caravan.

The gardens sit predominantly to the front and are a most delightful feature incorporating beautifully maintained flowing lawns, abundantly stocked herbaceous borders and a number of different specimen plants and trees. IN TOTAL THE WHOLE EXTENDS TO APPROXIMATELY 0.62 ACRE.

#### ACCOMMODATION

##### MAIN HOUSE

##### ACCOMMODATION

Panelled entrance door with glazed section over leading to:

##### RECEPTION HALL

With quarry tiled floor. Staircase rising to first floor. Ceiling cornice. Built in under stair storage cupboard. Doors off and to:

##### DINING ROOM

20'5 x 12'6

With quarry tiled floor. Picture and Dado rails. Exposed brick chimney breast. Door to:

##### STUDY

7'1 x 11'11

With attractive natural stone flooring. Picture rail. Dado rail. Wealth of fitted shelving units. Access door to rear yard.

##### DRAWING ROOM

21'8 x 17'9

With picture rail. Dado rail. Fireplace housing log burning stove. Twin glazed French doors leading onto a side terrace and gardens.

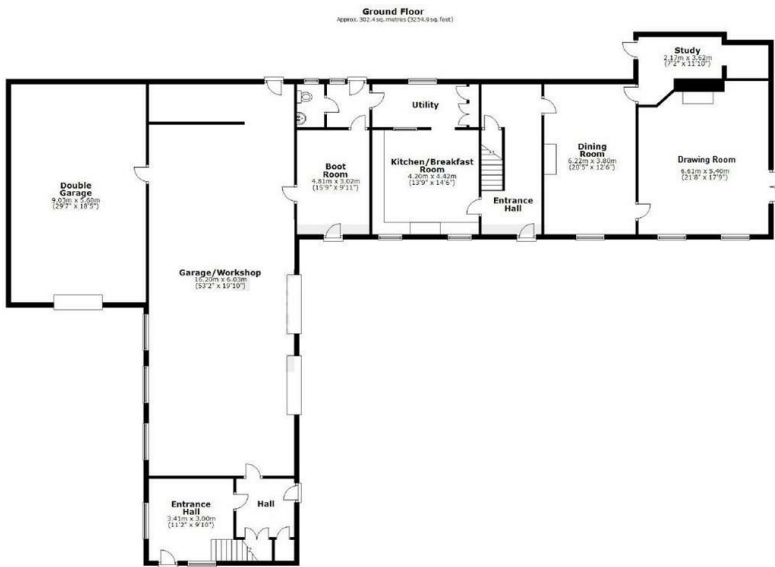
##### BREAKFAST KITCHEN

14'6 x 13'9

With tiled floor and providing a range of eye and base level units comprising cupboards and drawers with generous work surface area over and incorporating a one and a half bowl sink unit and drainer with mixer tap. Integral electric oven and grill with 4 ring hob unit over. Part tiled walls and tiled splash. Gas fired AGA with twin ovens and double hot plate. Archway leads through to:

##### UTILITY

With tiled floor. Space for fridge. Space for freezer. Space and plumbing for washing machine. Wall mounted gas fired GLOWORM central heating boiler. Wealth of built in storage cupboards and door to:



Total area: approx. 543.4 sq. metres (5846.9 sq. feet)  
 We accept no responsibility for any mistake or inaccuracy contained within the Floorplans. The facilities is provided as a guide only and should be taken as an indication only. The measurements, contents and quantities are approximate only and provided as a guide only and not an exact evaluation of the property.  
 Plan produced using PlanIt.

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception  
Room/s



5 Bedroom/s



2 Bath/Shower  
Room/s



#### REAR LOBBY

With tiled floor and access door to rear yard. Access door to Boot Room. Door to:

#### GUEST WC

With tiled floor. Wall mounted wash hand basin and low level WC.

#### BOOT ROOM

15'9 x 9'11

A versatile space with tiled floor. Panelled door to front of property. Door to garaging.

#### FIRST FLOOR LANDING

With built in storage cupboard. Exposed timbers. Seating area which could be utilised as a reading space or study. Access to loft space. Doors off and to:

#### BEDROOM 1

21'8 x 17'5

With ceiling downlighters and providing a wealth of fitted bedroom furniture comprising wardrobes and drawer units. Dual aspect windows.

#### BEDROOM 5

11'12 x 10'6

With built in double wardrobe with overhead storage cupboard.

#### BATHROOM

Providing a white suite comprising low level WC, panelled bath, pedestal wash hand basin, part tiled walls and shaving connection point.

#### BEDROOM 2

16'6 x 14'5

Offering generous fitted bedroom furniture comprising wardrobes and drawer units. Built in airing cupboard housing the insulated hot water cylinder. Window with pleasant aspect over gardens.

#### BEDROOM 3

18'6 x 10'0

With attractive exposed timbers to wall and ceiling.

#### BEDROOM 4

14'2 x 10'11

With exposed timbers to wall and ceiling and dual aspect windows.



#### BATHROOM

With tiled floor and providing a white suite comprising low level WC with hidden cistern, 'his and hers' wash hand basins, central rolled top bath, large walk-in shower cubicle with mains fed shower with drench head and additional feeder shower attachment. Splash screen and inset tiling. Extractor fan. Wall mounted heated towel rail. Built in bathroom cupboard. Ceiling downlighters.

#### THE GRANARY - ANNEXE

Panelled access door leads into:

#### BOOT ROOM/UTILITY

With tiled floor. Oil fired FIREBIRD central heating boiler. Work top with storage drawer and cupboard under. Space and plumbing for washing machine. Staircase rising to first floor. Door to:

#### LOBBY AREA

With tiled floor. Space for tumble dryer. Built in storage cupboard.

#### FIRST FLOOR LANDING

With doors to:

#### LIVING ROOM

15'9 x 9'10

#### KITCHEN DINER

15'9 x 12'2

Providing an attractive range of eye and base level units comprising cupboards and drawers with generous worktop area over and incorporating a one and a half bowl sink unit and drainer with mixer tap. Space and plumbing for dishwasher. Integral electric oven and grill with 4 ring hob unit over. Space for fridge freezer. Eye level display cupboards. Wine rack. Dual aspect windows with pleasant outlook.

#### BEDROOM 1

19'0 x 12'6

With dual aspect windows and providing an extensive range of fitted wardrobes.

#### BEDROOM 2

7'11 x 7'6

With built in wardrobes.

#### BATHROOM

Providing a white suite comprising low level WC, pedestal wash hand basin and panelled bath with electric shower over. Part tiled walls and tiled splash. Built in airing cupboard with hot water cylinder.



#### **OUTSIDE**

The property is approached through a timber gated entrance onto an extended gravelled driveway providing parking for numerous vehicles, whilst also giving access to the garaging. Pedestrian access to the front of the property.

#### **DOUBLE GARAGE**

29'8 x 18'4

With twin up and over entrance doors. Power and light points. Belfast sink unit. Linked to the garage is an additional large store area offering excellent scope to be incorporated into the living accommodation. Access to rear yard. Archway through to Workshop/Garage.

#### **WORKSHOP/GARAGE**

53'2 x 19'9

With up and over entrance door.

#### **THE GARDENS**

The gardens predominantly sit to the front of the property and are a most attractive feature. Flanking the driveway on both sides are beautifully maintained flowing lawns which incorporate a number of well established and abundantly stocked shrubbery beds and borders containing various shrubs, plants and specimen trees. The lawns meander their way to the side of the property and provide further herbaceous borders, numerous private seating areas and a most impressive central collection of rhododendrons. To the rear of the property benefits from an additional gravelled parking area and a gated yard which could be utilised for a number of purposes including keeping a motorhome/caravan.

#### **AGENTS NOTE**

It should be noted that the property is subject to a flying freehold with the neighbouring property.

#### **GENERAL REMARKS**

#### **FIXTURES AND FITTINGS**

Only those items described in these particulars are included in the sale.

#### **SERVICES**

##### **MAIN HOUSE**

Mains water, electricity, gas and drainage are understood to be connected. Gas fired central heating. None of these services have been tested.

##### **ANNEXE**

Mains water, electricity and drainage are understood to be connected. Oil fired central heating. None of these services have been tested.

#### **TENURE**

Freehold. Purchasers must confirm via their solicitor.

#### **COUNCIL TAX**

IVY HOUSE is currently showing as Council Tax Band F. THE GRANARY (Annexe) is currently showing as Council Tax Band B. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

#### **VIEWINGS**

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: [shrewsbury@hallsgb.com](mailto:shrewsbury@hallsgb.com)

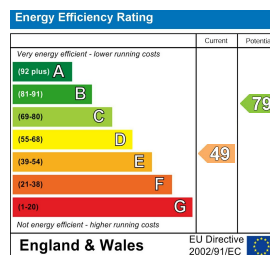
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236 444

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