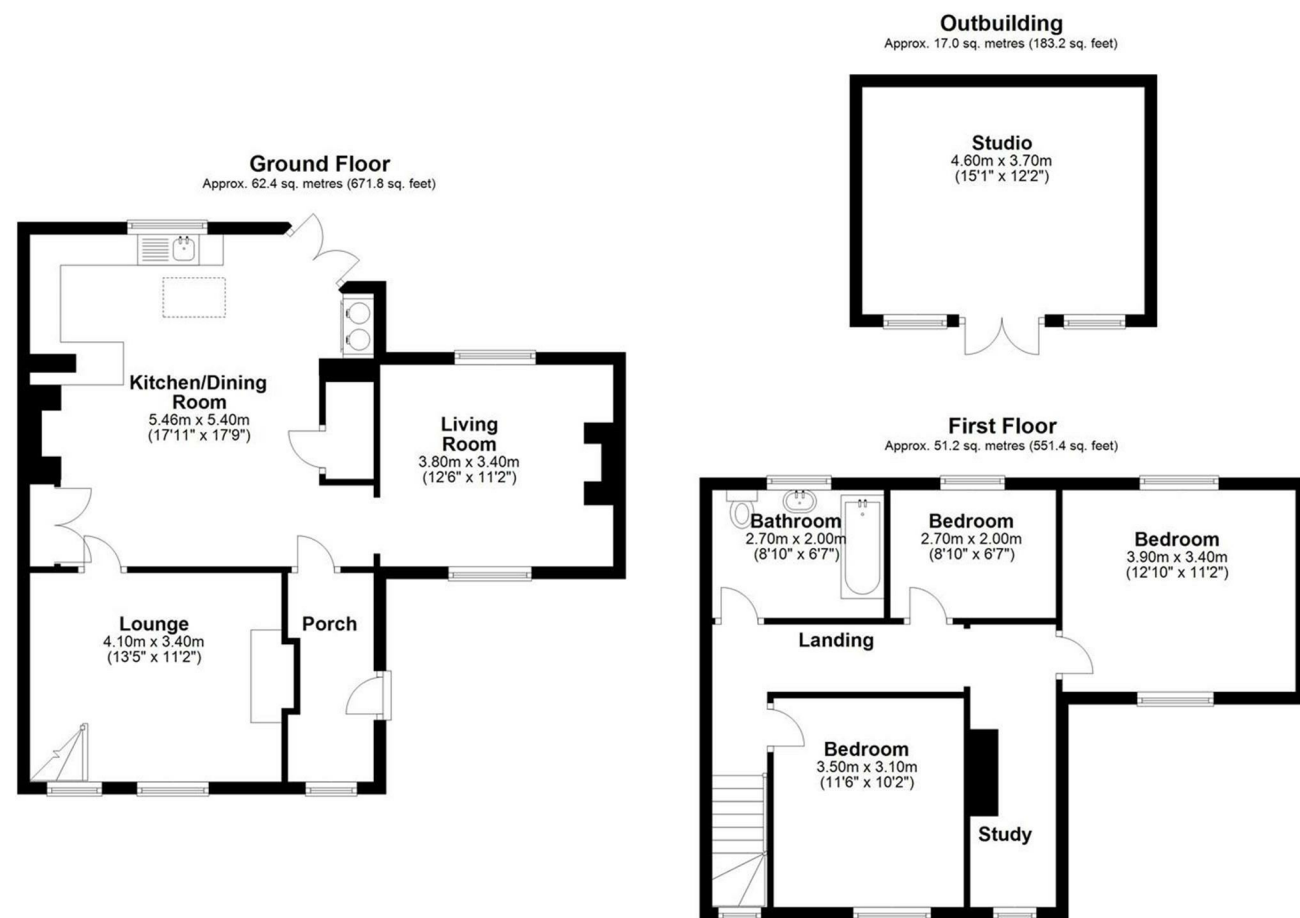


FOR SALE



2 Yew Tree Cottage, Lyth Bank, Shrewsbury, SY3 0BN



Total area: approx. 130.7 sq. metres (1406.4 sq. feet)
2 Yew Tree Cottage



FOR SALE

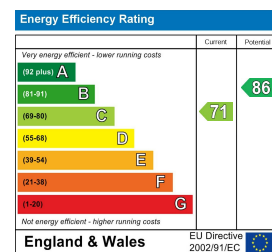
Offers in the region of £495,000

2 Yew Tree Cottage, Lyth Bank, Shrewsbury, SY3 0BN

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



A beautiful and most charming cottage, offering a wealth of character and delightfully presented accommodation, set in stunning gardens with far reaching views, in a highly desirable rural locality.



01743 236 444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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MILEAGES: Shrewsbury 5.1 miles and Telford 18.7 miles. All distances are approximate.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Beautiful location
- Charming cottage
- Wealth of character
- Delightfully presented
- Lovely gardens
- Far reaching views

DESCRIPTION

2 Yew Tree Cottage is a highly desirable and immaculately presented mature semi detached cottage of character. The current owners have made a number of improvements both internally and externally including having the property completely re-roofed in 2023. The property boasts delightful accommodation which includes two reception rooms and a feature open plan kitchen/diner. To the first floor there are 3 bedrooms and a modern fitted bathroom. Outside, there is a generous driveway parking area and the gardens, which are a lovely feature to the property, have been exceptionally well maintained by the current owners, incorporating flowing lawns, well stocked and established borders, patio/sun terraces and a nature pond. A garden room/studio offers a fantastic space for home office working. Floor to ceiling glazed frontage allows full appreciation of the gardens and attractive views.

ACCOMMODATION

A panelled part glazed, and stained glass leaded oak entrance door leads into:

ENTRANCE HALL

With tiled floor and beamed ceiling.

KITCHEN/DINER

19'7" max x 17'6" max

KITCHEN AREA

With tiled floor and providing a range of eye and base level units comprising cupboards and drawers with solid oak worktop over and incorporating a twin bowl 'Belfast' sink unit with BRISTAN MIXER TAP over. Eye level plate rack. Integral KENWOOD DISHWASHER, integral LEISURE ELECTRIC OVEN AND GRILL with 4 ring hob unit over and extractor hood. Part tiled walls and tiled splashback. Ceiling downlighters. Large roof light.

DINING AREA

With beamed ceiling, tiled floor, fireplace with ornamental surround housing a 'CLEARVIEW' LOG BURNING STOVE, additional range of eye and base level cupboards. Wine rack. Walk in store housing the 'Worcester' gas fired central heating boiler. Space for fridge/freezer.

LIVING ROOM

12'6" x 11'2"

With dual aspect windows. Ornamental fireplace with slate hearth and oak mantle. Recessed book shelving and storage cupboards.

LOUNGE

13'6" x 11'10"

With beamed ceiling, feature brick fireplace with oak mantle housing a 'CLEARVIEW' LOG BURNING STOVE. Staircase rising to first floor.

FIRST FLOOR LANDING

With a wealth of charming exposed timbers, useful store/study area. Doors off and to:

BEDROOM 1

12'7" x 11'5"

With access to loft space. Dual aspect windows with attractive views over gardens to rear.

BEDROOM 2

11'6" x 10'2"

With access to loft space, beams to ceiling. Window with lovely views to front over rolling fields.

BEDROOM 3

8'9" x 6'7"

Window with lovely aspect over rear garden.

REFITTED BATHROOM

With tiled floor. Providing a modern white suite comprising low level WC, wash handbasin set in vanity unit with storage drawers under. Tiled panelled bath with mains fed BRISTAN shower over with drench style head and feeder shower attachment. Fully tiled walls and splash screen, wall mounted heated towel rail, recessed shelving unit.

OUTSIDE

The property is approached over a gravelled driveway parking area providing space for circa 3 vehicles, whilst offering pedestrian access to the front and side of the property.

THE GARDENS

To the front is an easily maintained Indian sandstone patio area with space for potted plants. Immediately adjacent to the kitchen is an attractive walled courtyard with Indian sandstone flags and a number of raised well stocked shrubbery beds and borders. External cold water tap. Steps then rise to a slate section and a beautiful area, laid to lawn and containing abundantly stocked herbaceous borders, Nature Pond, timber and felt storage shed, specimen trees including apple. From this section of garden there are lovely views over fields with hills in the distance. Raised sun terrace entertaining area, ideal for Al Fresco dining. Feature Garden Room/Studio. Additional flowing lawns, numerous shrubbery beds and borders, a variety of specimen trees and a timber and felt storage shed. It is important to note that the gardens have stunning far reaching countryside views.

GARDEN ROOM / STUDIO

15'2" x 12'1"

With twin glazed entrance doors and full length windows, tiled floor, ceiling downlighters, power and light points.

GENERAL REMARKS

FIXTURES AND FITTINGS

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

SERVICES

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

COUNCIL DETAILS

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0844 448 1644 . The property is currently registered under Council Tax Band 'D'.

TENURE

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

VIEWING

Strictly by appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ. Telephone 01743 236444.