

TO LET

4 The Courtyard, Lower Bayston, Bayston Hill, Shrewsbury, SY3 0AR

SERVICES

Mains electricity, private water supply and septic tank drainage are understood to be connected. Oil fired central heating system.

VIEWINGS

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



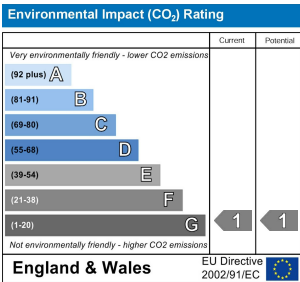
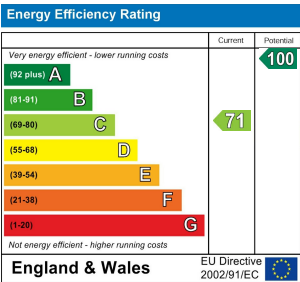
TO LET

£1,950 Per Calendar Month Per calendar month

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**Property to Let?** We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

**Looking to invest?** We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.



A recently renovated barn conversion providing beautifully presented accommodation with gardens providing attractive views over farmland, set in this delightful rural location. AVAILABLE JUNE 2025.



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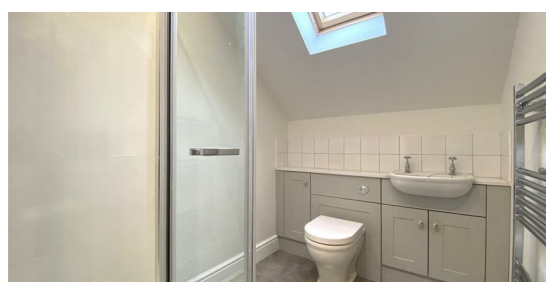
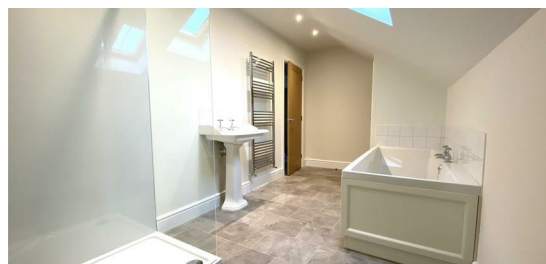
1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Stunning barn conversion
- Immaculately presented
- Close to amenities
- Gardens
- Ample driveway parking
- EPC - C

#### DIRECTIONS

From Shrewsbury take the A49 south along the Hereford Road and proceed to Bayston Hill. Continue along the main road and proceed passed the Compass Inn public house taking the left turn into Burgs Lane. Proceed along Burgs Lane and head over the railway bridge to the end of the lane and the barn can be found on the left hand side.

#### SITUATION

4 The Courtyard is attractively positioned in a most appealing rural location. The property is surrounded by open farmland and benefits from easy access onto the A49 which links quickly onto the A5 by-pass and through onto the M54 motorway and Telford. Bayston Hill offers a good range of local amenities including shops, school and doctors surgery whilst the town centre is within 3 miles.

#### DESCRIPTION

4 The Courtyard is a beautifully converted barn conversation set within a small development. The ground floor provides a large open plan kitchen, dining, living area, additional reception room, utility and WC, all which benefit from having underfloor heating. To the first floor are 4 bedrooms, family bathroom with separate shower cubicle and a shower room.

Outside there is ample parking and appealing lawned gardens with a patio seating area.

#### ACCOMMODATION

Glazed solid hardwood entrance door leads into:

#### OPEN PLAN KITCHEN LIVING DINING AREA

Staircase rising to first floor, built in understairs storage cupboard. Patio doors leading out in the rear courtyard.

#### KITCHEN

Providing an attractive range of eye and base level storage cupboards and drawers with generous work surface over and incorporating a one and a half bowl Lamona stainless steel sink unit and drainer with mixer tap. Integral Lamona dishwasher, integral Lamona electric oven and grill with 4-ring electric hob unit over and filter hood. Ceiling downlighters.

#### UTILITY AND WC

Matching Kitchen units with work surface over, stainless steel sink and drainer, space and plumbing for washing machine. Low level WC.

#### FIRST FLOOR LANDING

With doors off and to:

#### BEDROOM 1

Windows to front and rear.

#### BEDROOM 2

Windows to rear.

#### BEDROOM 3

#### BEDROOM 4

#### BATHROOM

Providing a modern white suite comprising low level WC, wash hand basin and tiled splash, panelled bath with tiled splash, shower cubicle with shower boarding and mains fed shower with splash screen. Wall mounted heated towel rail. Extractor fan.

#### SHOWER ROOM

Providing a modern white suite comprising low level WC, wash hand basin set in vanity unit with storage cupboards under and tiled splash, shower cubicle with shower boarding and mains fed shower with splash screen. Wall mounted heated towel rail. Extractor fan.

#### OUTSIDE

The property is approached through the courtyard leading to a gravelled parking area with space for circa 2-3 vehicles.

#### THE GARDENS

The gardens sit to the rear and side of the barn and offer a generous flagged sun terrace with steps rising to flowing lawns with an attractive aspect over farmland.

#### GENERAL REMARKS

#### LOCAL AUTHORITY

The property is currently showing as Council Tax Band 'TBC'. 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).

#### TERMS OF LEASE

Available on an assured shorthold tenancy - minimum of 6 months. A security deposit of £2250 (5 weeks) will be required to be held by the DPS. Water is included in the rent.