



# 1 VICARAGE COURT

BAYSTON HILL | SHREWSBURY | SY3 6BY









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Shrewsbury 3.7 miles | Telford 15.8 miles  
(all mileages are approximate)

A SUPERIOR AND SUBSTANTIAL MODERN FAMILY HOME WHICH HAS  
BEEN UPDATED INTERNALLY

Immaculately presented throughout  
New doors, windows and flooring  
Large front to back sitting room  
Kitchen/breakfast room  
Landscaped mature gardens  
Private driveway and detached double garage



**Shrewsbury Office**

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SY1 1QJ

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Viewing is strictly by appointment with the selling agents

## DIRECTIONS

From Shrewsbury town centre proceed to the Meole Brace island, continue along Hereford Road and up to the main roundabout junction with the A5 bypass. Proceed straight across onto the A49 heading for Bayston Hill. Continue into the village and after a short distance take the second left turn into The Common. After about 100 yards turn sharp left into Vicarage Court (just before the Vicarage Care Home). After about another 100 yards, Number 1 is the first house.

Whatthreewords - ///clean.festivity.dine

## SITUATION

The property is located in a most popular and established area on the edge of Bayston Hill in a quiet, secluded, exclusive cul-de-sac of only 4 properties. Bayston Hill provides a good range of village amenities including a selection of shops, school, library, veterinary and medical facilities, pubs and a bus service. There is convenient access to the main A5 linking through to the M54 motorway and onto Telford and the M6. It is well placed and within easy reach of the county town of Shrewsbury with its many fashionable bars, restaurants, boutique shops, Theatre Severn, a railway station and the ever popular Quarry Park and Dingle Gardens.

## PROPERTY

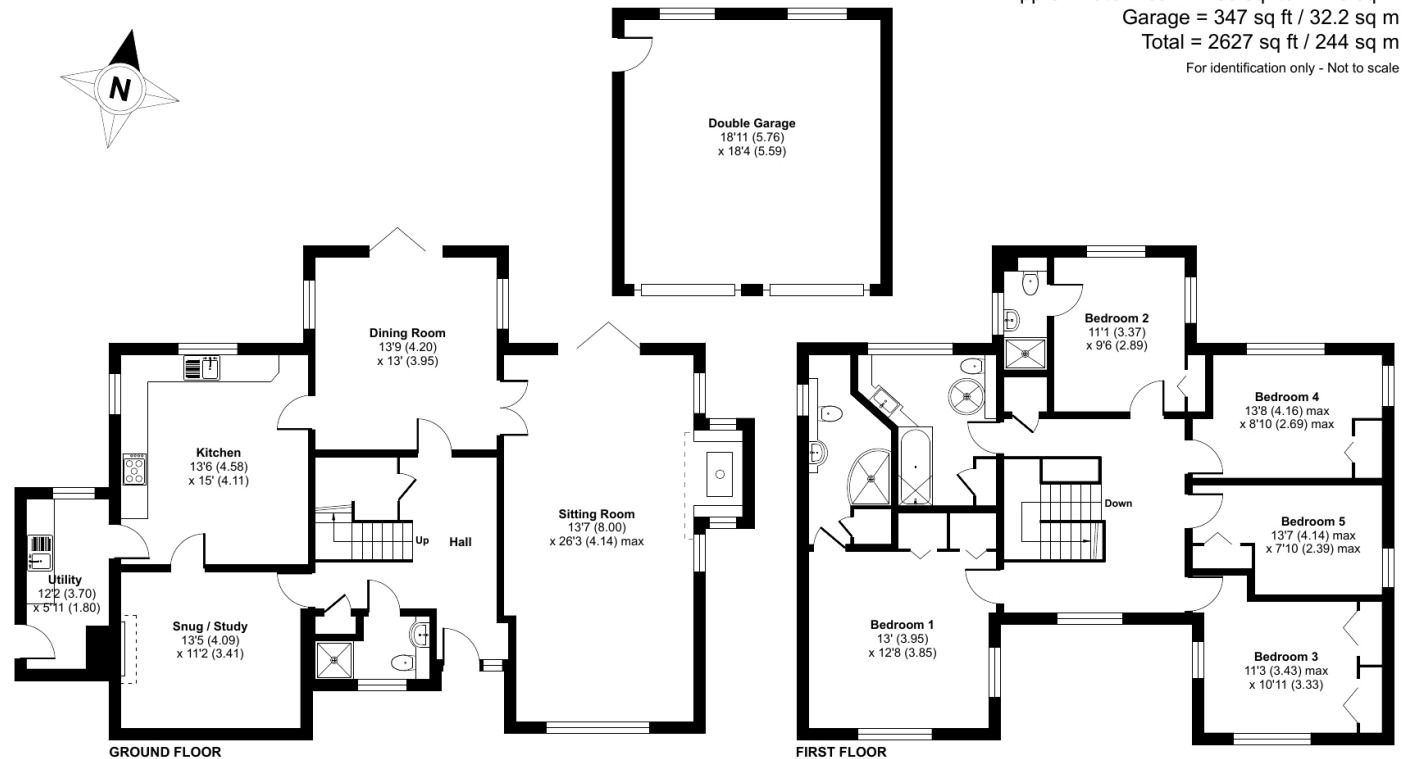
1 Vicarage Court is an incredibly impressive modern family residence, which has been updated and finished by the current owners to an incredibly high standard to offer wonderfully spacious, flowing living and entertaining areas with 5 bedrooms on the first floor.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1295084



The accommodation in brief includes a lovely front to back double reception room, dining room/garden/family room centrally positioned off the kitchen, a snug/study or potential 6th bedroom, downstairs shower room with WC, a modern fitted kitchen/breakfast room with utility room. On the first floor there are 5 bedrooms (2 of which have en-suite facilities) and a family bathroom.

There is a private driveway to the front leading to a detached double garage. The property has had new floor coverings fitted and all the windows and doors have been replaced. Many of the rooms to the rear of the property benefit from some wonderful far reaching countryside views.



Approximate Area = 2280 sq ft / 211.8 sq m  
Garage = 347 sq ft / 32.2 sq m  
Total = 2627 sq ft / 244 sq m  
For identification only - Not to scale







## OUTSIDE

To the front, the property is approached over a large drive and forecourt, which provides ample parking and turning space for guests' cars, leading to the detached double garage with electric up and over entrance doors, power and light points and also to the formal reception area.

## THE GARDENS

The gardens to the front are attractively kept and laid to lawn with a variety of inset trees, shrubs and established conifers. To the rear, there is the most beautifully landscaped and well stocked garden, with an extensive wrap around paved patio and terrace, shaped lawns with floral and shrubbery borders containing a variety of ornamental shrubs, herbaceous displays and specimen trees and roses. To the side, there is a further area of garden which is laid to lawn with a pathway which serves the personal door, allowing access to the double garage, the whole being incredibly well maintained, well stocked, enclosed on all sides and providing a most attractive setting for the residence.



## GENERAL REMARKS

### METHOD OF SALE

The property is offered for sale by private treaty.

### TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

### SERVICES

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

### LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

### COUNCIL TAX

Council Tax Band – G

### VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.



#### IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with

- regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.







