



Shamrock Cottage, Cross Lane, Bayston Hill, Shrewsbury, Shropshire, SY3 0DF

£325,000

This instantly appealing detached 3/4 bedroom cottage offers immense character and stands in beautiful private gardens in the older part of this popular village. Accommodation provides: Entrance Hall, Living Room With Wood Stove, Study/Bedroom 4, Attractive Kitchen Opening Into A fabulous Family Dining Room, Utility Room, WC, Part Galleried Landing Leads To 3 Bedrooms And Contemporary Bathroom. GCH, DG, Double Width Driveway. Viewing Is Essential. No Upward Chain.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Accommodation comprises

Double glazed entrance door.

Entrance Hall 9' 8" x 7' 2" (2.94m x 2.18m)

Wood style laminate flooring, wall light, staircase leads to First Floor Landing.

Kitchen 10' 3" x 10' 1" (3.12m x 3.07m)

Fitted with cream fronted Shaker style units, solid wood work tops, Belfast glazed sink, deep tiled surround to work areas, ample space for appliances, radiator, wood style laminate flooring, wide square opening to Dining Room, door to Utility Room.

Living Room 15' 10" x 11' 3" (4.82m x 3.43m)

Exposed ceiling timbers, radiator, wall lights, double glazed bow window enjoys open aspect, door to the side, cast iron glass fronted multi-fuel stove set to stone hearth in the corner of the room, NB The stove has not been used for a while and a service/inspection is recommended before use.

Family Dining Room 12' 6" x 10' 5" (3.81m x 3.17m)

Radiator, double glazed window enjoying views over secluded, well stocked garden, wood style laminate flooring.

Study/Ground Floor Bedroom 11' 10" x 7' 5" (3.60m x 2.26m)

Radiator, built in storage cupboard, double glazed window to the front.

Utility Room

Fitted with units to match the Kitchen, work surface, Worcester gas fired central heating boiler, radiator, door to Cloakroom.

Cloakroom/WC

Fitted with 2 piece suite including wash basin and WC, towel rail/radiator, double glazed rear window, extractor fan.

Part Galleried First Floor Landing

Velux double glazed skylight providing excellent natural lighting, further double glazed side window.

Bedroom 1 15' 2" x 10' 2" (4.62m x 3.10m)

Delightful room with part vaulted ceiling, double glazed window, with acoustic glass, overlooking garden, radiator, shelving and hanging rail.

Bedroom 2 10' 4" x 7' 7" (3.15m x 2.31m)

Radiator, double glazed window with acoustic glass.

Bedroom 3 11' 8" x 6' 4" (3.55m x 1.93m)

Radiator, double glazed window with acoustic.

Bathroom

Fitted with 3 piece suite including 'P' shape bath with shower fitting and 3/4 tiled walls around, wash basin with mirror above, WC, towel rail/radiator, extractor fan, double glazed window to the front.

Outside

Double width driveway provides parking for approximately 3 cars.

Garden

Beautiful, well stocked garden provide excellent privacy. Approached onto a paved and gravel patio with wall around. Useful timber shed to one corner. 2 steps lead to circular gravel patio and pathways leading through to sweeping lawn with central circular gravel patio, ornamental pool and wooden summer house. The garden offers a wealth of trees and shrubs including a plum tree. Enclosed by a combination of fencing and hedging. Wrought iron gate to the side with pathway leads to useful area with log store External tap and lighting point.

Directions

Approaching Bayston Hill on A49 pass Sharpstones Lane on the right hand side. Cross Lane will be found on a few hundred yards further along on the left hand side and the property is the first on the left.

Council Tax Band C

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp
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FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

Shamrock Cottage Cross Lane Bayston Hill SHREWSBURY SY3 0DF	Energy rating C	Valid until: 8 July 2027 Certificate number: 0271-2864-6965-9293-7055
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Property type
Detached house

Total floor area
104 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/rental-properties-rated-f-or-g-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage