



**The Corn House, Little Lyth, Bayston Hill, Shrewsbury, SY3 0AX**

3 bedroom barn conversion — £500,000 Freehold

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Coopergreenpooks.co.uk

£500,000 Freehold—3 bedroom barn conversion

sales@cgpooks.co.uk

**This very attractive semi-detached barn conversion offers fantastic accommodation with lots of original features, whilst being well situated in a lovely setting at the foot of the beautiful Lyth Hill nature reserve, just a 10-minute drive from Shrewsbury.**

## KEY FEATURES

- Family room with windows to 2 elevations and part glazed door to front terrace.
- Living room, again with part glazed door to front and further door to rear garden, as well as a wood burner with slate hearth..
- Inner hall providing access to the cloakroom and also utility room providing rear access.
- Large kitchen/breakfast room with tiled flooring, range of oak fronted units with granite working surfaces. There are also windows to 2 elevations and part glazed entrance door to front.
- Feature original stone staircase from living room to the very spacious first floor landing, which could easily provide space for a home office or play area.
- 3 double bedrooms and a family bathroom with separate shower. The main bedroom also has an en suite shower room.
- Double glazed windows and oil-fired central heating.
- Double gated access to an extensive gravelled driveway which provides parking for several cars and is enclosed by stone walling and established shrubs. There is also a private paved sun terrace along the front of the property, from which there is a lovely outlook.
- Private walled southwest facing rear garden with lawn and further paved sun terracing.
- Conveniently situated just a few miles south of Shrewsbury, yet also just a short walk from the stunning Lyth Hill nature reserve.
- No onward chain.

Cooper Green Pooks  
3 Barker Street  
Shrewsbury  
SY1 1QF

www.cgpooks.co.uk  
sales@cgpooks.co.uk  
01743 276666



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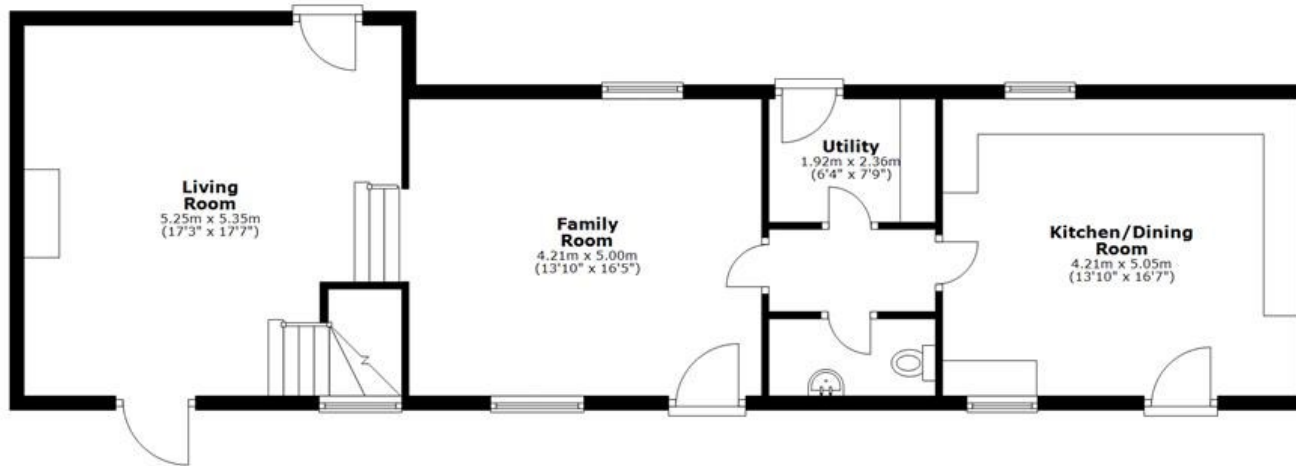
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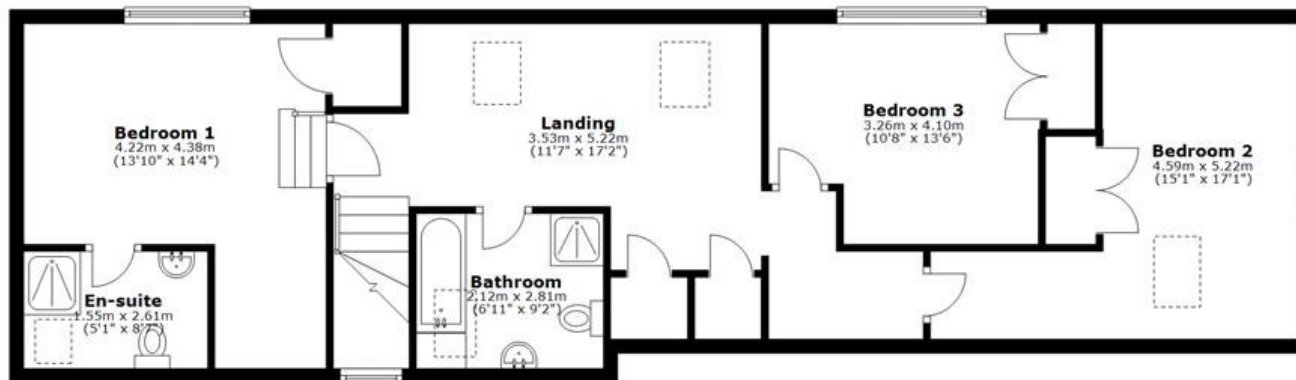
## Ground Floor

Approx. 81.6 sq. metres (878.2 sq. feet)



## First Floor

Approx. 81.0 sq. metres (872.0 sq. feet)



Total area: approx. 162.6 sq. metres (1750.3 sq. feet)











THE  
CORN HOUSE

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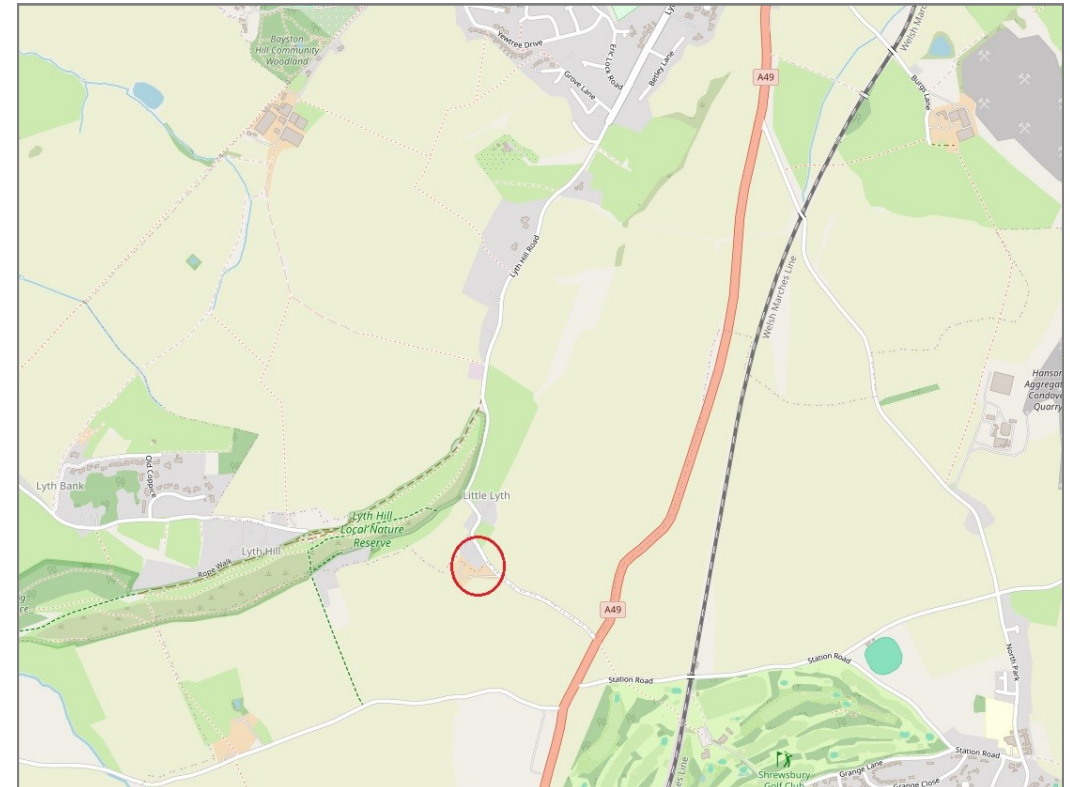
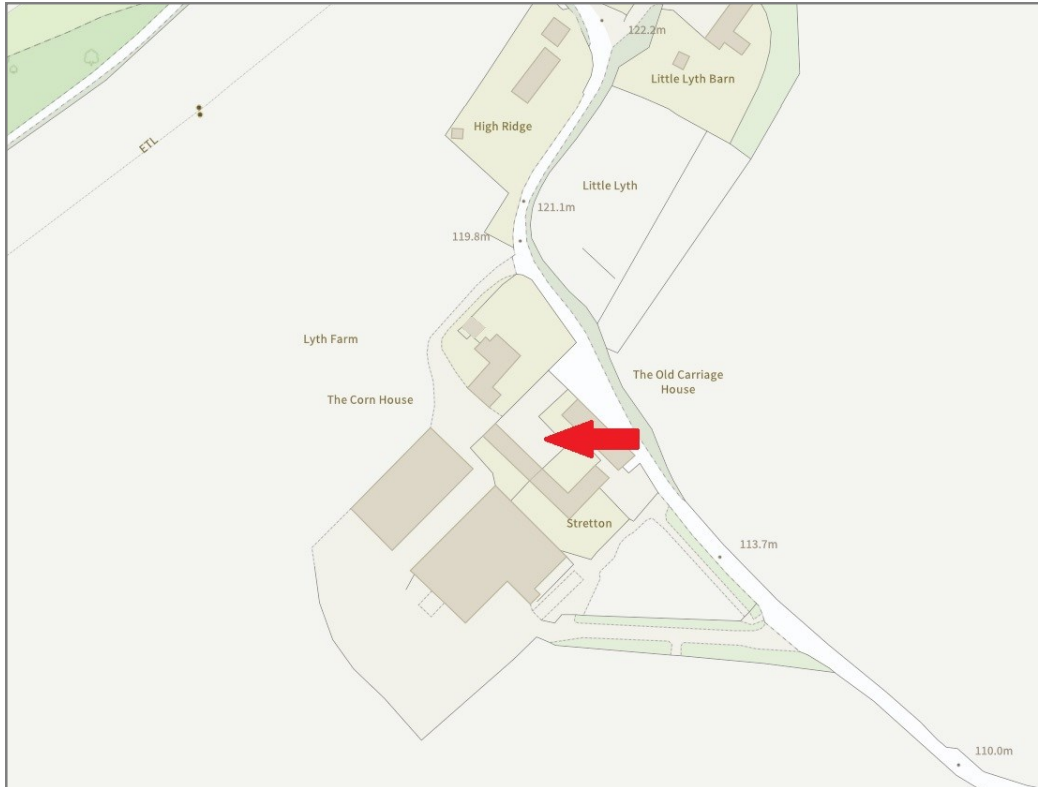
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**BOUNDARIES NOT CONFIRMED**

Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>Band E</b>
EPC Band	<b>TBC</b>
Services	<b>Mains water, electricity and drainage are connected with oil fired central heating</b>

 **Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

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

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1% but a typical fee is 0.3% of the amount borrowed.



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