



**Weston Villa, Weston Lullingfields, Shrewsbury, SY4 2AA**

3 bedroom detached house — £725,000 Freehold



# Weston Villa, Weston Lullingfields, Shrewsbury, SY4 2AA

Coopergreenpooks.co.uk

£725,000 Freehold—3 bedroom detached house

sales@cgpooks.co.uk

**A unique detached family home occupying a lovely semi-rural setting with extensive private gardens and beautiful views. This extremely attractive and characterful property has been improved to a high standard throughout, whilst also having a secondary driveway with excellent outbuildings offering additional potential.**

## KEY FEATURES

- Entrance porch to hall that provides access to the kitchen, a family room and also separate dining room, both of which have bay windows to front.
- Good sized living room with further bay to front, feature fireplace with wood burner and oak framed glazed double doors to rear sun terrace and garden.
- Open plan kitchen/breakfast room with tiled flooring and an impressive range of fitted units, along with granite work surfaces and an electric AGA cooking range.
- Adjoining the kitchen there is a large utility room finished to a similar standard and a rear hall with cloakroom. In addition to which there is also a further walk-in store with a range of floor to ceiling storage cupboards to one wall.
- Staircase from hall to landing where there is a family bathroom and 3 sizable double bedrooms. The second bedroom has a fitted dressing area, whilst the main has an en suite shower room and built in wardrobes.
- Very well presented and carefully modernised throughout with custom made oak framed double-glazed windows and oil-fired central heating.
- Extensive driveway and parking area to the front of the property, along with lawned gardens enclosed by original sandstone wall.
- There is gated access to the side to the property opening onto a secondary gravelled driveway for several cars. There is also a detached brick-built home office and a very large sandstone outbuilding which is in extremely good condition and currently providing garage and workshop space. This building has previously had planning permission as a separate dwelling and may still have potential for development, subject to the approval of a new application.
- Extensive private lawned rear garden with mature trees and a paved sun terrace, which is southwest facing and overlooking neighbouring fields.
- Really lovely setting on the fringe of the hamlet of Weston Lullingfields, looking out onto unspoilt open countryside. The property is also just a 5-minute drive from the popular village of Bachurch which has a fantastic range of amenities, as well as an excellent secondary school.

Cooper Green Pooks  
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Shrewsbury  
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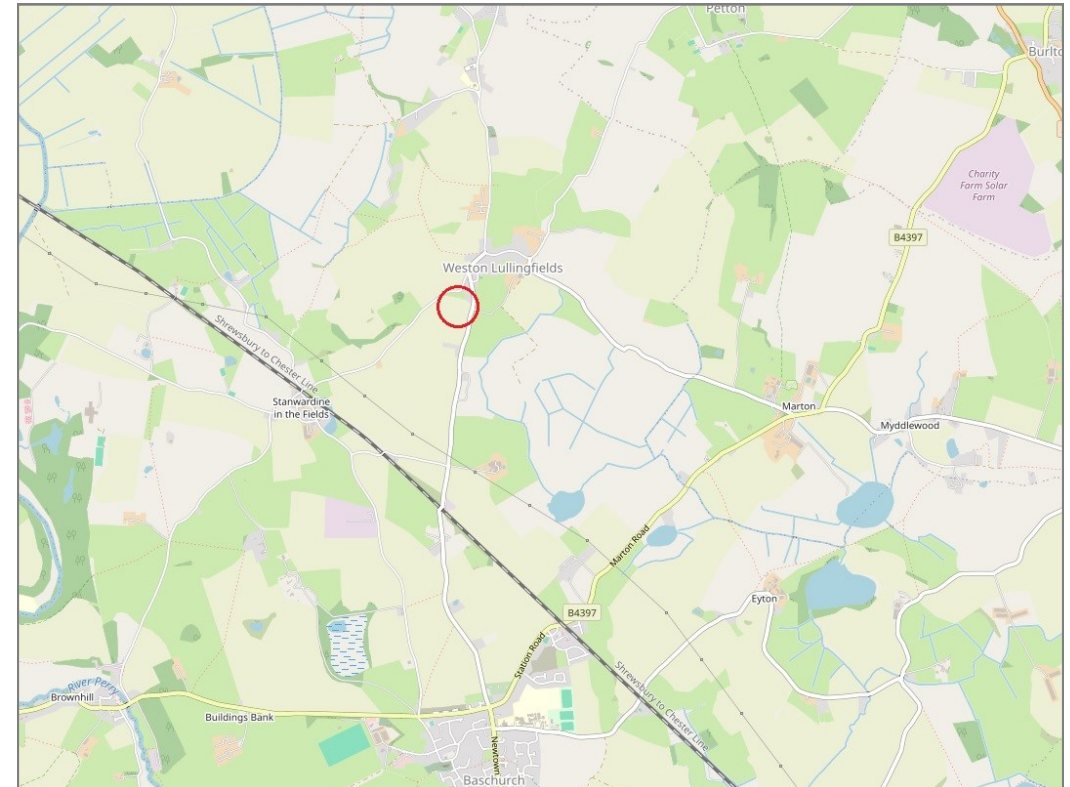
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**BOUNDARIES NOT CONFIRMED**



Tenure	<b>Freehold</b>
Local Authority	<b>Shropshire Council</b>
Council Tax	<b>TBC</b>
EPC Band	<b>TBC</b>
Services	<b>Mains services water, electricity and drainage are connected</b>
	<b>Heating is oil fired</b>

**Expert mortgage advice available**

3 Barker St, Shrewsbury SY1 1QF

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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.

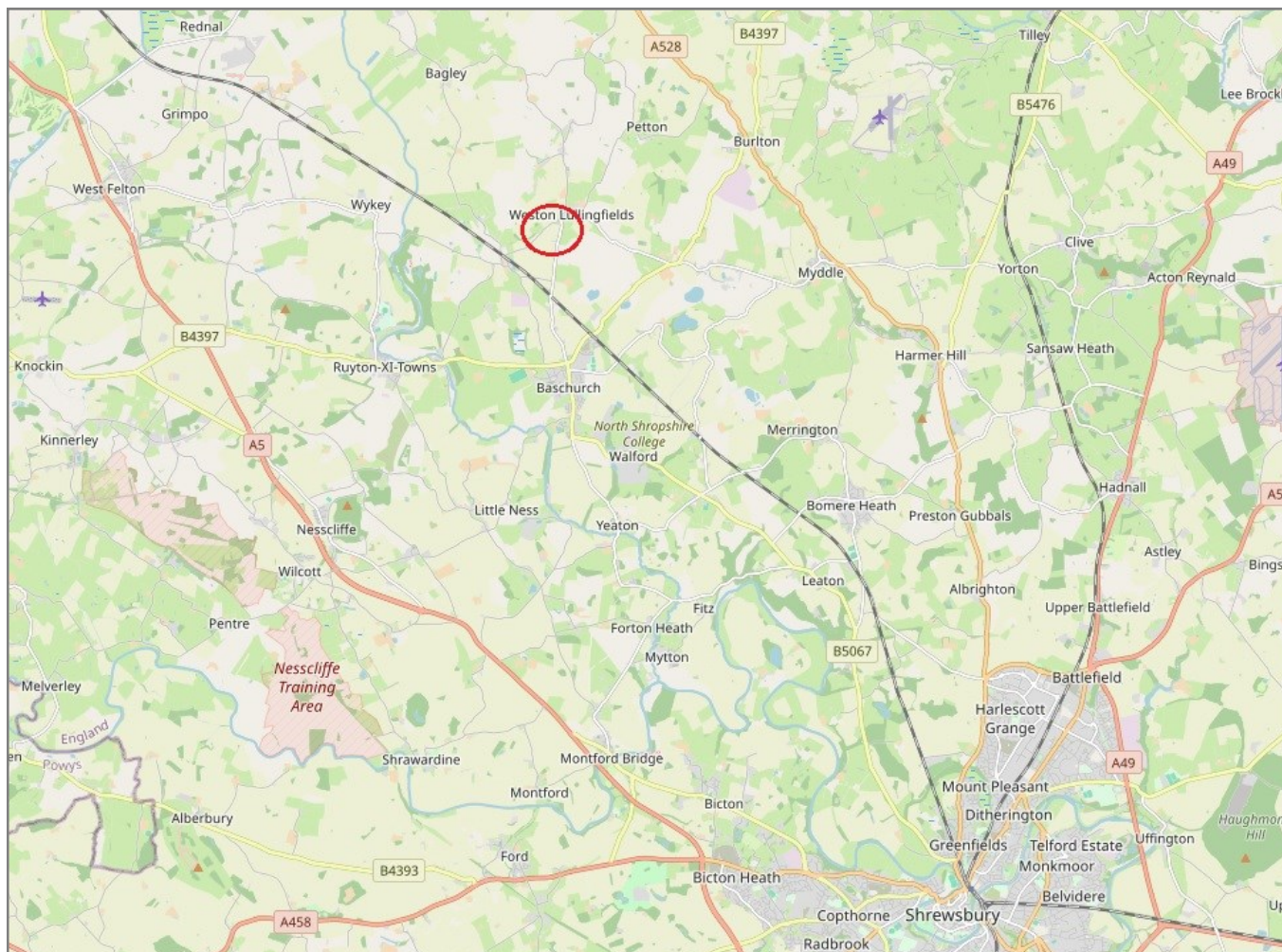


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