



SAMUEL WOOD

Mayfield, Yorton Heath, Shrewsbury, Shropshire, SY4 3EZ

Asking Price £750,000



# Mayfield,

Yorton Heath, Shrewsbury, Shropshire, SY4 3EZ



- Beautifully Presented Rural Home
- Stunning Landscaped Gardens
- Three Bedrooms All En-suite
- Three Spacious Reception Rooms
- Gas Central Heating
- 1.16 Acre Plot
- Extensive Floorspace
- High Specification Garden Room
- Double Garage & Extensive Driveway
- EPC Rating D

Samuel Wood is delighted to offer for sale this unique rural residence in Yorton Heath, Shropshire. A beautifully designed property sitting within a plot larger than one acre. This property includes stunning gardens, a pond, fields and extensive driveway parking. Mayfield holds a warm rustic charm befitting of a building from this period, whilst offering contemporary living with an amazing garden room complete with bespoke oak framed windows. The location offers picturesque walks as well as useful road links to north and central Shropshire. Viewing is highly recommended by the selling agent.

Mayfield, located in Yorton Heath, Shropshire, stands as an extraordinary rural property nestled within a sprawling 1.16-acre plot. The estate boasts a picturesque landscape comprising meticulously manicured gardens, a refreshing pool, a spacious field, and a versatile outbuilding (14' x 10'). The residence itself is a testament to luxury living, featuring three generously sized bedrooms, each accompanied by its own en-suite bathroom. The interior of Mayfield exudes a sense of openness and grandeur, with an abundance of floor space, highlighted by a spectacular garden room that provides a seamless connection between the indoors and the beautiful surroundings.

The first floor of the property is dedicated to a large, open-plan living space, creating a versatile area for relaxation and entertainment. Mayfield's architectural design emphasizes both functionality and aesthetic appeal, ensuring a harmonious blend of modern comforts and rural charm. Additionally, the estate offers practical amenities, including a double garage and an expansive driveway, providing ample space for vehicles and enhancing the overall convenience of this remarkable residence. Mayfield stands as a testament to idyllic countryside living, offering a perfect synthesis of refined interiors and captivating outdoor spaces.

In essence, Mayfield in Yorton Heath is a captivating property that transcends the ordinary, presenting an exceptional opportunity for those seeking a luxurious rural retreat with abundant living space, stunning gardens, and thoughtful architectural design.







## Directions

Services: We understand that the property has mains gas, mains electricity, mains water and private drainage.

Broadband Speed: Basic 2 Mbps & Superfast 250 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

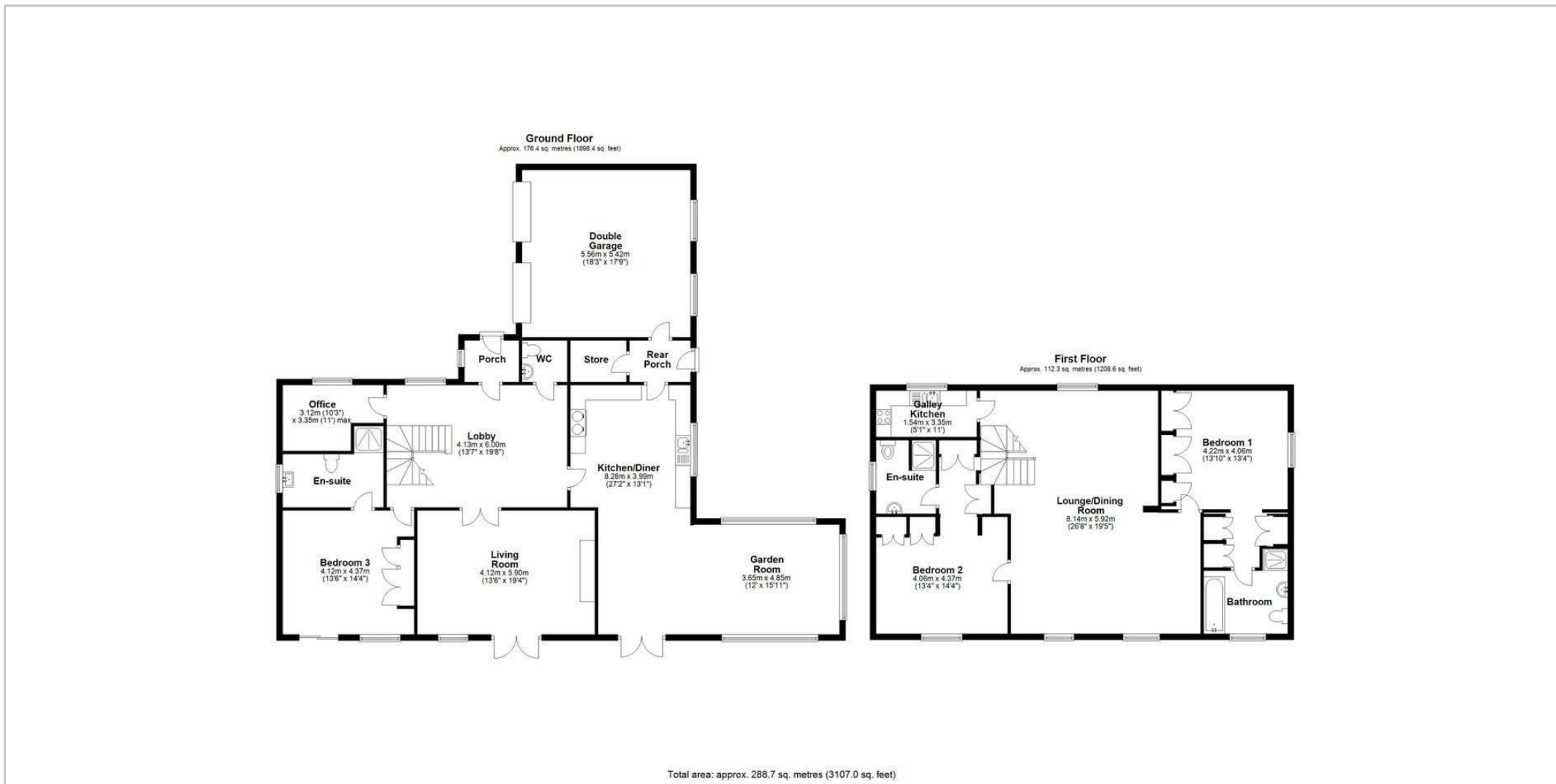
Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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