



SAMUEL WOOD

Orchard Cottage, 51 Lythwood Road, Bayston Hill, Shrewsbury, Shropshire, SY3 0NA

Offers In The Region Of £475,000



Orchard Cottage, 51 Lythwood Road

Bayston Hill, Shrewsbury, Shropshire, SY3 0NA



- Beautifully Presented, Extended & Modernised Cottage
- Striking Home with Flexible Accommodation Options
- Stylish Kitchen with Island & Granite
- Spacious Bedrooms of Excellent Standard
- Driveway Parking, Garage, Workshop & Shed
- Prime Village Setting in Bayston Hill
- Character Living Room with Wood Burner
- Conservatory Enjoying Delightful Garden Outlook
- Mature Private Gardens with Seating Areas
- EPC Rating D

A beautifully presented, modernised and extended traditional cottage with delightful gardens in a prime village setting. Orchard Cottage is a striking and much improved home, offering flexible accommodation and generous gardens in one of Bayston Hill's most desirable positions. Amenities, a stones through away include, bus stop, library, doctors and dentist, shops, primary school and a public house. Our clients have made significant upgrades since their purchase and the quality of finish is evident throughout. It is a property that will only be fully appreciated during a personal viewing.

Stepping inside, the reception hall sets the tone with a timber panelled entrance door and windows to the front and side. The living room, warmed by a dual purpose wood burner set into a raised hearth, is full of character with beamed ceiling, oak flooring and double doors leading to the conservatory. The dining room flows effortlessly into the kitchen, where stylish cabinetry, a central island, range-style cooker and granite worktops combine to create a practical yet elegant space. A modern ground floor cloakroom and third bedroom/study adds further versatility to the accommodation.

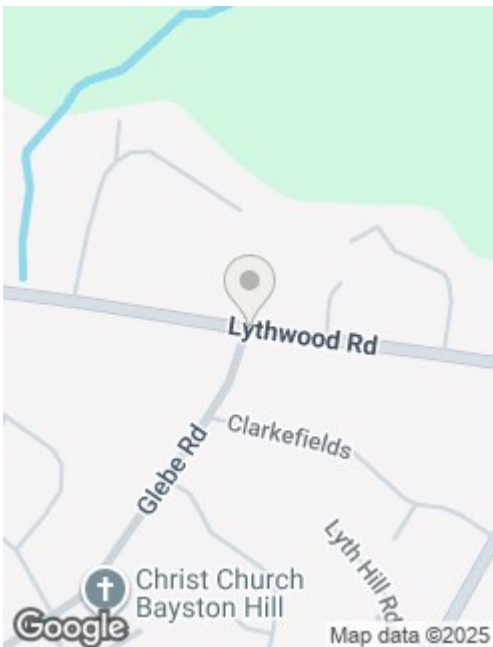
The conservatory, with double glazed construction and garden aspect, provides a superb room for year round enjoyment, seamlessly connecting the home to its delightful outside space. The ground floor also benefits from a bathroom fitted with bath, shower enclosure, tiled surround and contemporary fittings.

Upstairs, Orchard Cottage now offers two well proportioned bedrooms, a nursery/hobbies room and a w/c all presented to an excellent standard. The improvements carried out by the present owners mean these rooms provide modern comfort while retaining the charm of a traditional cottage.

Outside, the property occupies a prime position on Lythwood Road, approached via a gravelled driveway with ample parking. The rear gardens are a true highlight, beautifully maintained, private and stocked with lawns, mature shrubs, trees and borders, offering colour and interest throughout the seasons. Seating areas provide opportunities for relaxation, entertaining and summer dining. The grounds also feature a garage, workshop and garden shed, all with power and lighting.







Directions

///payer.spill.luxury

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

Broadband Speed: Basic 8 Mbps, Superfast 80 Mbps & Ultrafast 2300 Mbps

Results provided by Ofcom and correct at time of listing

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: D

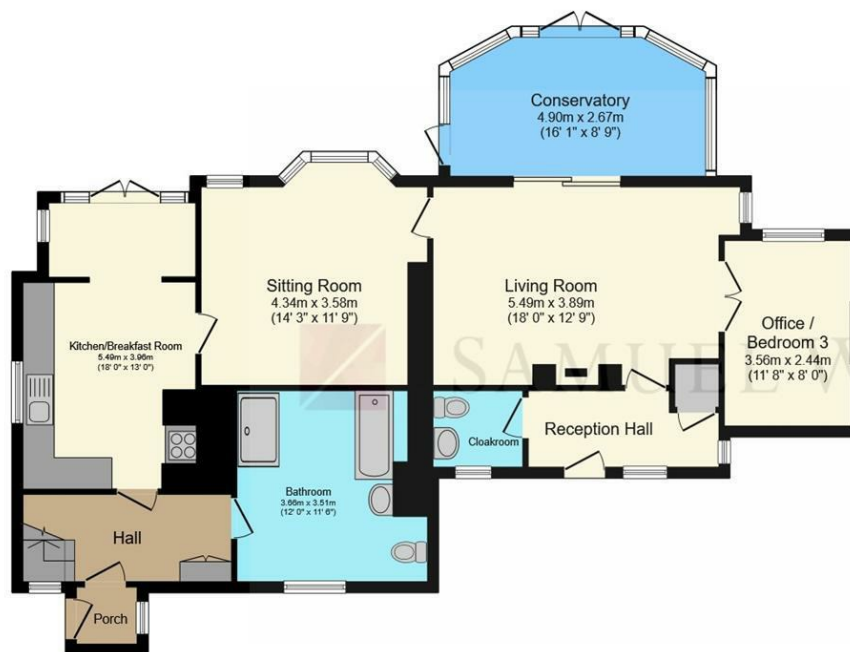
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

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.

These details are awaiting final approval and may be subject to some changes.







Total floor area: 156.7 sq.m. (1,687 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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