



SAMUEL WOOD

Bryn Lilly, Newcastle, Craven Arms, SY7 8QL  
Offers In The Region Of £650,000



# Bryn Lilly,

Newcastle, Craven Arms, SY7 8QL



- Spacious Accommodation
- Panoramic Countryside Views
- Private Landscaped Garden
- Four Generously Proportioned Bedrooms
- Immaculate Interiors
- Bright and Airy Reception Rooms
- Double Garage and Driveway
- EPC Rating D

Sitting in the serene locale of Newcastle, Shropshire, this charming property offers a perfect blend of countryside tranquility and modern living. Bryn Lilly presents an exceptional opportunity to own an attractive detached residence in a picturesque setting, the village of Newcastle offers a peaceful retreat away from the hustle and bustle of city life.

Residents can enjoy easy access to nearby amenities, primary schools, and recreational facilities. The town of Clun is five miles away, offering further amenities including a convenience store, cafes, public houses, independent shops, primary school and essential services. Bryn Lilly welcomes you with its elegant facade and serene surroundings.

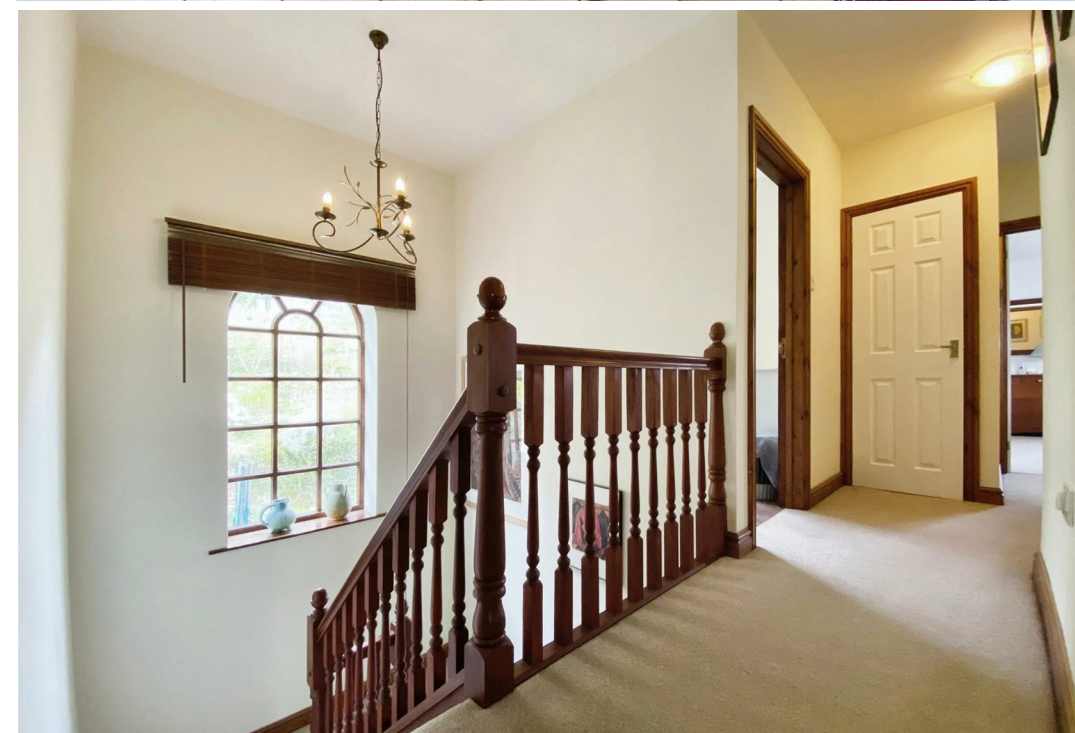
The property sits in an elevated position in a prime location, surrounded by stunning landscapes and breathtaking southerly views over Clun Valley. Step into comfortable and well appointed accommodations, the property boasts generous living spaces, including four bedrooms, one en-suite shower room, house bathroom, modern kitchen, useful utility room, cloakroom and inviting lounge areas perfect for relaxation and formal entertaining.

A welcoming and generous lounge is bathed in natural light from dual-aspect windows, and glazed double doors to the rear patio. The room itself exudes a sense of coziness with an oil-fired stove set against a feature exposed brick fireplace, soft uplighters cast a warm glow with two ceiling lights and hard flooring. An open doorway leads to the spacious hallway providing access to the study and kitchen / diner.

The modern kitchen is equipped with built-in appliances and ample storage, the dining area has space for table and chairs with double doors to side. Stairs rise from the hallway to a spacious landing with feature window overlooking the rear garden, four well-proportioned bedrooms each with built-in wardrobes, the principle bedroom benefits from a dressing room with built-in wardrobes and an en-suite shower room.

The rear garden is meticulously designed, with winding pathways leading through rows of raised beds, vegetable plots and an area laid to lawn. Tucked away in the corner is a delightful summerhouse with stunning views over the picturesque Shropshire countryside, there are plenty of seating areas to enjoy the view and serenity. To the front, a sweeping driveway provides ample parking for multiple vehicles, flanked by floral and herbaceous beds leading to a front terrace with beautiful far-reaching countryside views. A double garage offers secure vehicle parking and further storage options.







## Directions

Heading towards Newcastle on the B4368, continue into the village with the Crown Inn on your right. Continue passed the Crown Inn until the road bears to the left, at the junction, turn right onto Church Road and stay on the lane for 500m, Bryn Lilly will be on your left hand side identified by the agents For Sale board.

Services: We understand that the property has oil-fired central heating, mains electricity, mains water and drainage. Oil-fired stove in lounge, windows are double glazed.

Broadband Speed: Basic 1 Mbps - Superfast: 69 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: F

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.

To appreciate the unique charm and surroundings of Bryn Lilly, we highly recommend arranging a viewing. Call - 01588 672728, email: [cravenams@samuelwood.co.uk](mailto:cravenams@samuelwood.co.uk)

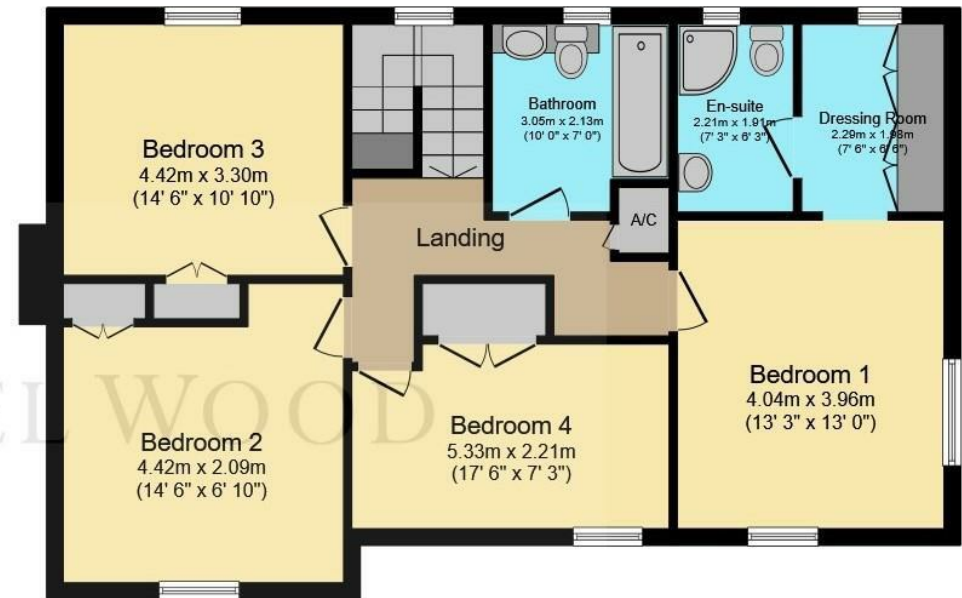




## Floor Plans



### Ground Floor



### First Floor

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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