



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**The Old Orchard, Sharpstones Lane, Bayston Hill,
Shrewsbury SY3 0AN**

£645,000

To view this property please call us on **01743 236 800** Ref: T7529/SL/MU

A superior detached family residence with the benefits of a suburb self contained and spacious annex.

The property is presented throughout to an exceptionally high standard and provides a totally flexible and well planned layout. In addition to the principal residence there is a separate, self contained annex boasting a stylish interior (shown on the floorplan enclosed by the red box). The property can be occupied as a single dwelling, however, a separate annex offers independence and privacy to a multi generational family or the opportunity to host short term holiday rentals. The accommodation benefits from gas-fired central heating, double glazing and solar panels.

The property is located in a convenient yet private position, well placed within easy distance of the county town of Shrewsbury. There is an excellent range of amenities in the nearby village of Bayston Hill including schools, shops and a village Public House as well as being within easy reach of the Shrewsbury by-pass with M54 Motorway link to the West Midlands.



INSIDE THE PROPERTY

GLAZED ENTRANCE PORCH

Panelled and part glazed door with decorative stained glass to:

ENTRANCE HALL

CLOAKROOM / SHOWER ROOM

With walk in shower
Hand basin, WC

LOUNGE

17'3" x 13'0" (5.26m x 3.96m)

A pleasant room with attractive natural stone fireplace with inset living flame coal effect gas fire

Bow window overlooking the garden and formal reception area to the front.

OPEN PLAN KITCHEN/DINING ROOM/FAMILY ROOM

10'8" x 37'10" (3.25m x 11.53m)

KITCHEN (10'8" x 18'4") Attractively appointed with a range of matching modern units with a comprehensive range of integrated appliances

DINING ROOM/FAMILY ROOM (10'8" x 19'7") Attractive range of book/display shelving, double glazed patio doors opening onto and overlooking the rear garden.

UTILITY

6'0" x 14'5" (1.83m x 4.39m)

Two windows to rear and window to side
Door to Annex.

PLAY ROOM / STUDIO

17'3" x 7'7" (5.26m x 2.31m)

From the entrance hall a STAIRCASE with handrail and newel posts rises to a FIRST FLOOR LANDING with built in linen cupboard. Access to roof space. Door communicating with the ADJOINING SELF CONTAINED ANNEX

From the landing windows overlooking the garden and formal reception area to the front.

MASTER BEDROOM

10'6" x 14'4" (3.20m x 4.38m)

Double door built in wardrobe
Window overlooking the rear garden.

SPACIOUS EN-SUITE SHOWER ROOM

With large walk in shower
Vanity unit, WC

BEDROOM 2

10'5" x 12'7" (3.18m x 3.83m)

Excellent range of built in wardrobes
2 windows overlooking the garden to the front.

BEDROOM 3

10'6" x 8'0" (3.20m x 2.44m)

Window overlooking the rear garden
Double door built in wardrobe.

BEDROOM 4

6'2" x 10'2" (1.88m x 3.11m)

FAMILY BATHROOM

Luxuriously appointed with an oval corner bath
Walk in shower
Hand basin, WC low type flush.

SELF-CONTAINED ANNEX

SPACIOUS LIVING ROOM

16'4" x 15'7" (4.98m x 4.75m)

With storage cupboard

Glazed French doors with side screens opening onto and overlooking the garden to the front.

KITCHEN / DINING ROOM

10'8" x 18'4" (3.25m x 5.59m)

Kitchen attractively appointed with a range of matching modern high gloss units with quality integrated appliances.

From the living room a STAIRCASE rises to first floor landing.

BEDROOM 1

16'4" x 10'4" (4.98m x 3.14m)

Excellent range of built in wardrobes extending the length of one wall.

BEDROOM 2

11'9" x 13'0" (3.59m x 3.96m)

BATHROOM

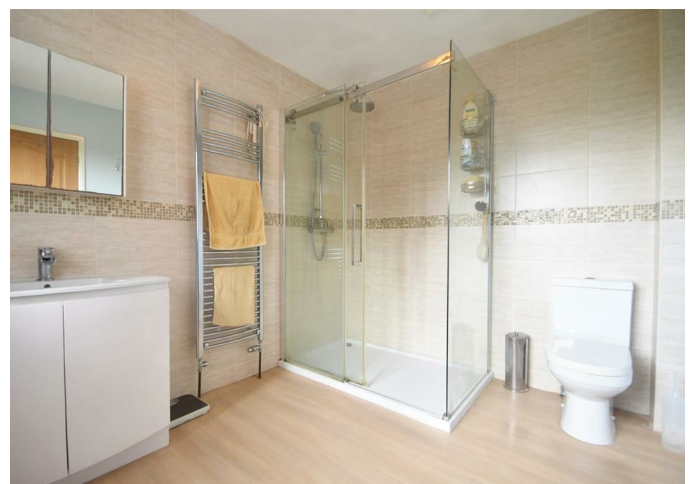
Luxuriously fitted with a panelled bath with shower over and shower screen

Hand basin with vanity cupboard under
wc low type flush.

OUTSIDE THE PROPERTY

TO THE FRONT the property is approached through a pillared entrance over a long sweeping tarmacadam drive with a forecourt providing ample parking and turning space for guests' cars. The drive is flanked on both sides by neatly kept lawn with inset fruit trees and further mature specimen trees, a well stocked shrubbery border and randomly paved terraces serving the formal reception area.

To the rear there is an enclosed patio GARDEN with paved terraced areas, providing ideal entertaining spaces and raised borders. The whole enclosed on all sides by closely boarded wooden fencing. A veranda to the rear provides shelter and there is a range of buildings and outdoor stores.



ANNEX



ANNEX



FLOOR PLANS ...

Ground Floor
Approx. 1442.4 sq. feet



First Floor
Approx. 1184.6 sq. feet



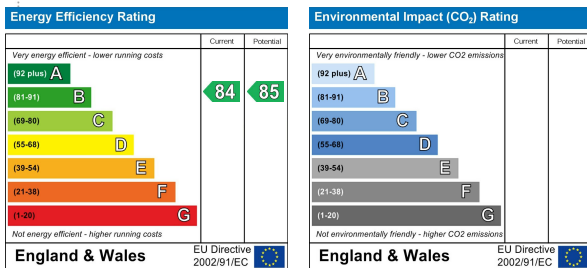
Total area: approx. 2627.1 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.



HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury on the A49 south towards Bayston Hill. Before the village turn left into Sharpstones Lane and take the first available turn right and the property will be seen on the right hand side.

HOW ENERGY EFFICIENT IS THIS PROPERTY?



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

Council Tax Band F

LOCAL AUTHORITIES

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

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



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Shrewsbury SY1 1QJ
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South Shropshire Sales Office
4 The Square,
Church Stretton SY6 6DA
Tel: 01694 724700



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