



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

Primrose Cottage, Lyth Bank, Shrewsbury, SY3 0BE

£1,100,000

To view this property please call us on **01743 236 800** Ref: DM/KQ

A superior, much improved and well presented, five bedroom detached property.

A stunning and superbly appointed, attractive, detached five bedroom house providing spacious accommodation to include; entrance hall, a superb open-plan living/dining room leading into breakfast room and kitchen, utility, cloakroom, sitting room/study to the ground floor. Master bedroom with walk in wardrobe and en suite bathroom, two bedrooms with en suite shower rooms, two further bedrooms and family shower room. Detached double garaging, car port and ample parking. Large terrace to the rear overlooking the extensive gardens with far reaching countryside views.

Lyth Bank is a much sought after and renowned area close to Shrewsbury, surrounded by beautiful countryside with an abundance of walks etc. The villages of Longden, Annscroft and Hook-a-Gate are nearby.



INSIDE THE PROEPRTY

ENTRANCE HALL

LOUNGE / DINING ROOM

16'4" x 32'8" (4.97m x 9.96m)

Superb open plan room with log burner

Two double doors to rear garden

Windows

Double doors to living room / study

Opening to

BREAKFAST ROOM AREA

19'5" x 12'7" (5.91m x 3.84m)

Central island unit

Double doors to rear garden

KITCHEN

9'8" x 10'5" (2.94m x 3.17m)

Fitted with a range of matching wall and base units with wooden working surfaces and Belfast sink

CLOAKROOM

BOOT ROOM

Door to exterior

Window

UTILITY

7'11" x 7'6" (2.41m x 2.29m)

Two windows

INNER HALL

WC SUITE

Wash hand basin, wc

SITTING ROOM/ STUDY

11'8" x 19'0" (3.56m x 5.78m)

Bay window

Log burner

STAIRCASE rising from hallway to FIRST FLOOR LANDING

MASTER BEDROOM

16'4" x 14'2" (4.97m x 4.33m)

Double doors to Juliette Balcony

Large walk in wardrobes

EN SUITE BATHROOM

Free standing oval bath

Large shower cubicle

Wash hand basin, wc

BEDROOM 2

11'0" x 10'0" (3.35m x 3.06m)

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

BEDROOM 3

20'2" x 9'5" (6.14m x 2.88m)

Double doors to Juliette Balcony.

EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

BEDROOM 4

17'0" x 10'4" (5.19m x 3.16m)

BEDROOM 5

11'8" x 13'3" (3.56m x 4.04m)

FAMILY SHOWER ROOM

Shower cubicle

Wash hand basin, wc

OUTSIDE THE PROPERTY

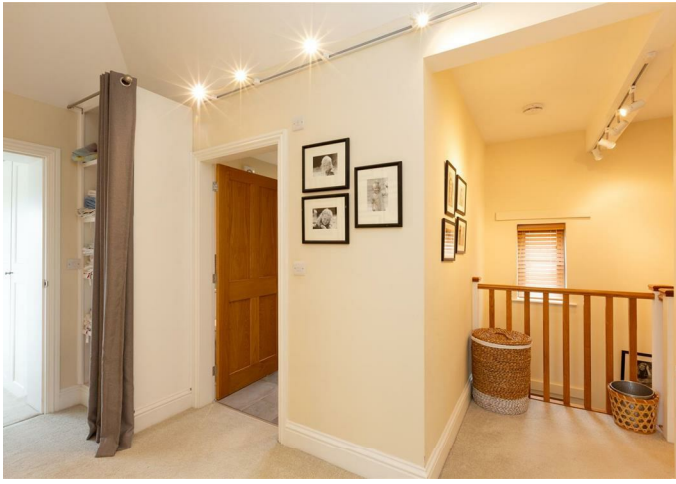
DETACHED DOUBLE GARAGES

The property is approached through double wooden entrance gates over gravelled drive providing ample parking and access to the garages.

The drive sweeps around to the rear of the property where there is a fantastic large patio area providing ideal entertaining space and enjoying superb views over open countryside. The gardens are laid to lawn with mixed hedging and lead down to a wild garden area with vegetable section and mature shrubs and trees. There is a small discrete paddock area.



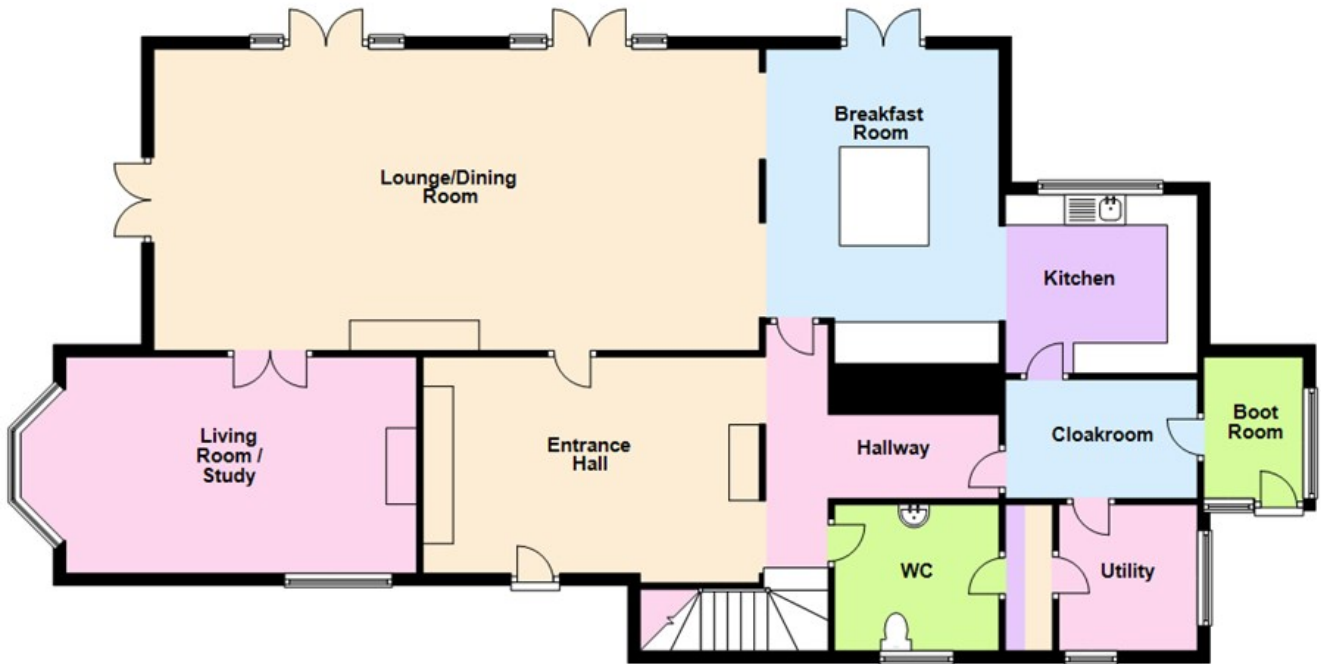






FLOOR PLANS ...

Ground Floor
Approx. 1739.8 sq. feet



First Floor
Approx. 1465.2 sq. feet



Total area: approx. 3205.0 sq. feet

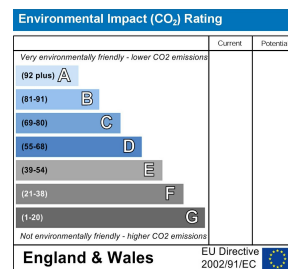
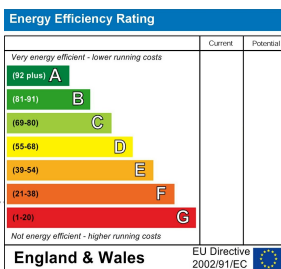
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the Longden Road and proceed through the village of Hook-a-Gate and shortly after leaving the village turn left towards Lyth Bank and Lyth Hill. Half way up the hill is a triangle of grass Primrose Cottage will be found 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

LOCAL AUTHORITIES

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

Council Tax Band: F

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 accordance with the law.

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.

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