



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**The Old Carriage House, Little Lyth, Bayston Hill,  
Shrewsbury, SY3 0AX**

**£650,000 Region**

To view this property please call us on **01743 236 800** Ref: C7502/WM/KQ

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# An impressive and truly stunning four bedroom barn conversion with open views to the front.

This deceptively spacious four bedroom barn conversion is presented throughout to an exacting standard and provides spacious, well planned family accommodation arranged over two floors with many character features. The accommodation briefly comprises; entrance hall, cloakroom, kitchen/breakfast room, utility, inner hall, study, lounge, four bedrooms all with en suite's. The property also benefits from ample parking, neatly kept landscaped rear garden, large external store room and stunning countryside views.

Little Lyth is a much sought after area close to Shrewsbury, surrounded by beautiful countryside with an abundance of nearby walks. The villages of Conover, Dorrington and Bayston Hill are all nearby. The vibrant town centre of Shrewsbury boasts many fashionable bars and restaurants, Theatre Severn and the Shrewsbury railway station.



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## INSIDE THE PROPERTY

### ENTRANCE HALL

### CLOAKROOM

Wash hand basin, wc

### KITCHEN / BREAKFAST ROOM

16'10" x 18'8" (5.13m x 5.69m)

Range of matching wall and base units

### UTILITY

### INNER HALL

Glass door opening onto the gardens.

### STUDY

16'10" x 9'9" (5.13m x 2.97m)

### SPACIOUS LOUNGE

16'10" x 15'7" (5.13m x 4.75m)

Feature fireplace

Window to the fore with countryside views

### BEDROOM 4

10'3" x 11'8" (3.12m x 3.56m)

Private door onto driveway

### EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

STAIRCASE from lounge area to:

### BEDROOM 3

16'5" x 9'3" (5.00m x 2.82m)

### EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

Window to the fore

STAIRCASE rising from inner hall to FIRST FLOOR LANDING

### BEDROOM 2

16'5" x 26'3" (5.00m x 8.00m)

Store cupboard

Windows

### EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

Window

### MASTER BEDROOM

26'5" x 16'10" (8.05m x 5.13m)

Walk-in wardrobe area

### EN SUITE BATHROOM

Panelled bath

Wash hand basin, wc

## OUTSIDE THE PROPERTY

The property is set back from the road by a forecourt providing ample parking.

Generous courtyard garden with well establish plants that colour throughout the year.





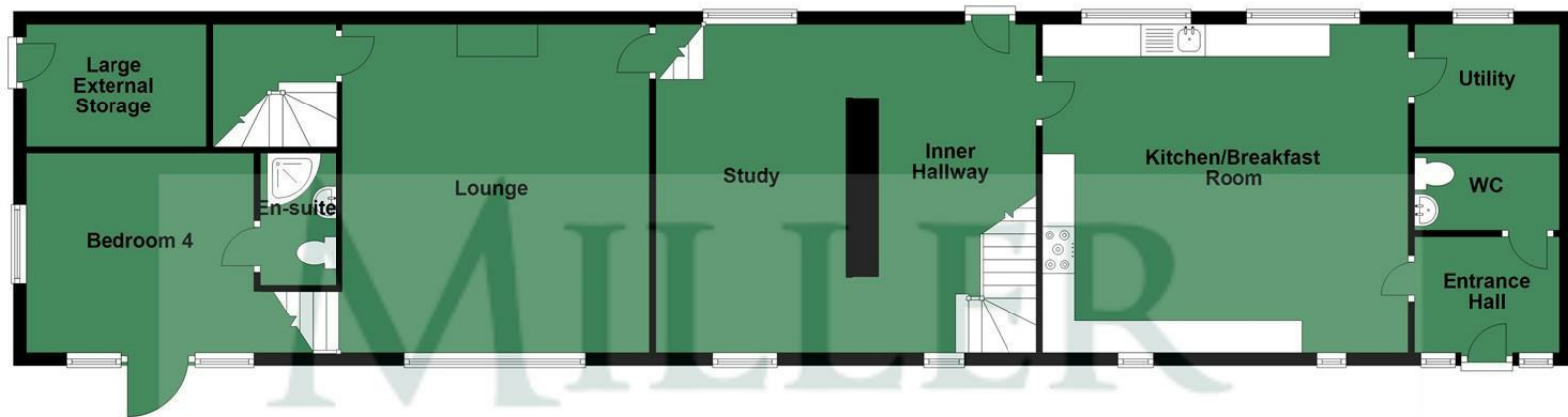




FLOOR PLANS ...

**Ground Floor**

Approx. 1320.7 sq. feet



**First Floor**

Approx. 1117.6 sq. feet



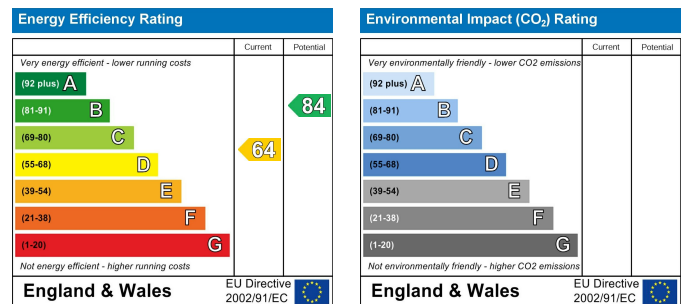
Total area: approx. 2438.3 sq. feet

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 along the A49 South towards Bayston Hill. Continue along the A49 and eventually turn right towards Little Lyth. Follow this road and The Old Carriage House is the first property on the left.

## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

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

### 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.

### 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:



Residential Sales & Lettings  
Eagle House, 4 Barker Street,  
Shrewsbury SY1 1QJ  
Tel: 01743 236800

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



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