



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**2 Coppice Gate, Lyth Hill, Lyth Bank, Shrewsbury,  
SY5 0BT**

**£475,000 Region**

To view this property please call us on **01743 236 800** Ref: C7590/WM/KQ



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# A well presented and much improved, detached period two bedroom cottage residence.

This well presented and much improved two bedroomed detached cottage provides well planned and well proportioned accommodation throughout and boasts many of its period feature including exposed ceiling timbers. The accommodation includes : entrance porch, entrance hall, stunning kitchen/breakfast room, snug with stone and marble fireplace, lounge with bi folding doors, utility room with a separate wc, master bedroom with en suite shower room, second bedroom and a refitted bathroom. Detached garage and parking. Extremely attractive and neatly kept garden. The property also benefits from oil-fired central heating and double glazing.

The property occupies a delightful setting on the top of Lyth Hill which is an area of outstanding natural beauty and is located approx. 5 miles south of Shrewsbury. The Shropshire Way runs past the property and there are also delightful walks to be found within Lyth Hill and beyond. The village of Bayston Hill and also Radbrook Green provide a good range of amenities including Primary and Secondary Schools, Doctor's surgery, a range of shops and a bus service to Shrewsbury town centre.



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## INSIDE THE PROPERTY

### ENTRANCE PORCH

### ENTRANCE HALL

### KITCHEN / BREAKFAST ROOM

14'10" x 12'9" (4.51m x 3.88m)

Fully fitted kitchen area with a range of high quality matching units including a central island with granite worktops over

Tiled floor

Ceiling beams

Bay window to the side and large window to the front.

### UTILITY

13'11" x 6'3" (4.24m x 1.90m)

Fitted work surface

Door to garden

Access to:

### SEPARATE WC

### LOUNGE

19'1" x 12'10" (5.81m x 3.90m)

Bay window to the front

Bi-fold doors to the rear garden

### SNUG

10'11" x 12'8" (3.34m x 3.87m)

Newly fitted modern Bespoke log burner with stone and marble surround

Amtico wood flooring

STAIRCASE rising from the entrance hall to FIRST FLOOR  
LANDING

### BEDROOM 1

13'11" x 12'8" (4.24m x 3.86m)

### EN SUITE SHOWER ROOM

Shower cubicle

Wash hand basin, wc

### BEDROOM 2

10'11" x 13'1" (3.34m x 3.99m)

### BATHROOM

Ball and claw roll top bath

Shower cubicle

Wash hand basin, wc

### OUTSIDE THE PROPERTY

TO THE FRONT a brick wall divides the property from the lane, whilst a wrought iron pedestrian gate provides access over a pathway to the formal reception area.

A further gateway then leads round to the side of the property to the REAR GARDEN, which is a particular feature of this property being of an extremely good size, neatly kept and private. The garden is mainly laid to lawn with well stocked flower and shrub borders, pathways and several seating areas. Large summerhouse, log store and vegetable plots. The whole is enclosed on all sides by mature hedging and trees.

DETACHED GARAGE with electrically operated up and over door, concrete floor and a rear access door. In front of the garage is a parking area providing parking for 2 cars, with a further pedestrian gate leading over a concrete pathway and around to the rear of the property.

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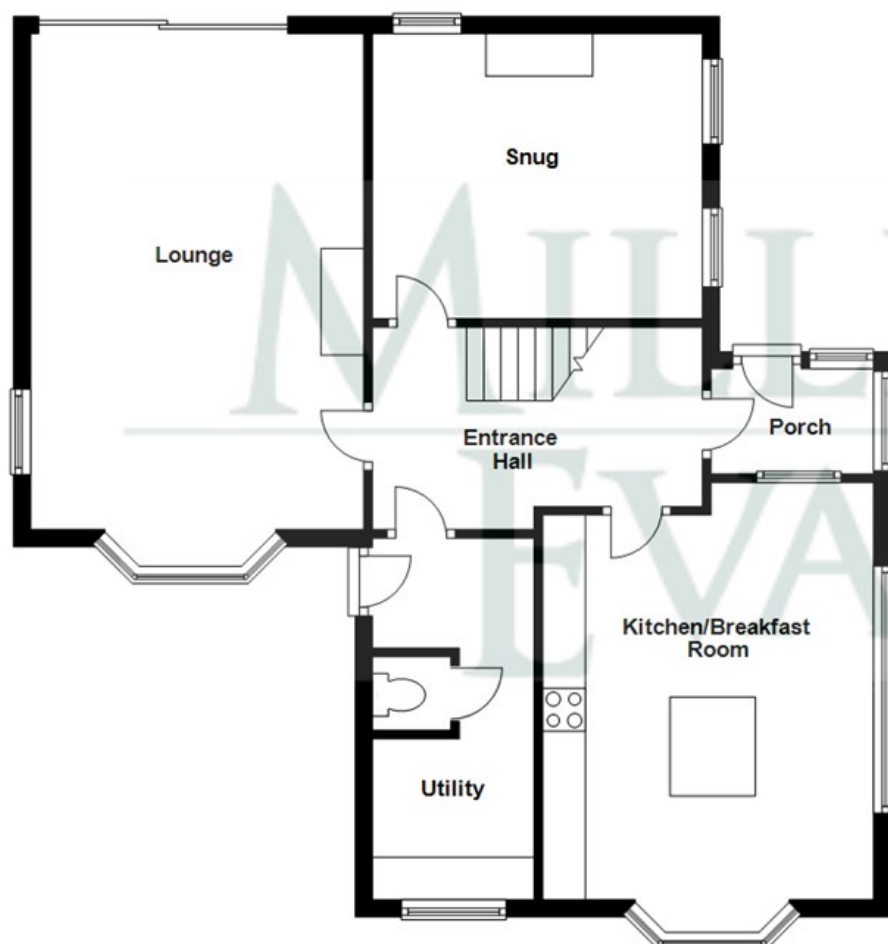




## FLOOR PLANS ...

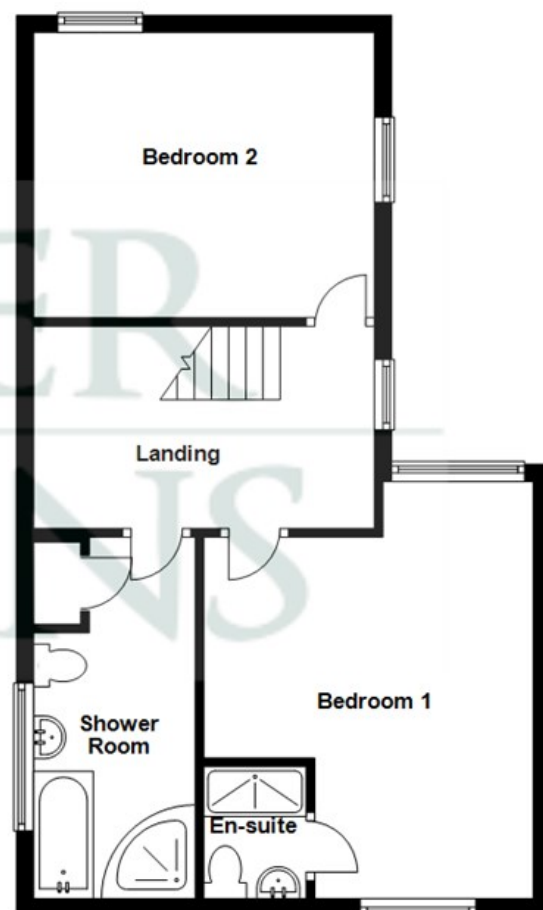
### Ground Floor

Approx. 812.1 sq. feet



### First Floor

Approx. 534.1 sq. feet



Total area: approx. 1346.2 sq. feet

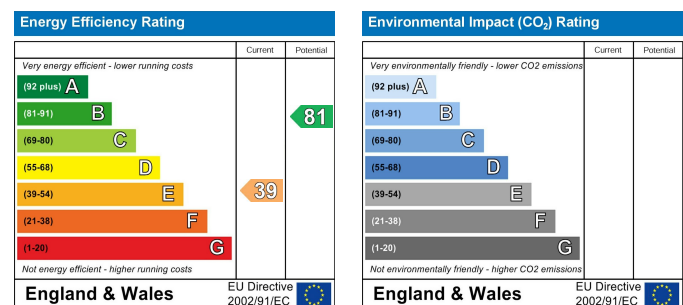
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.



## HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury take the Longden/Pulverbatch Road and follow through the villages of Hook A Gate and Annscroft. After approx. a quarter of a mile turn left signposted to Lyth Hill. Follow the road all the way up to the parking area on the top and then turn immediately right back down the hill and continue to the end of the lane where the property is the last 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: E

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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