



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Windmill House, Lyth Hill, Lyth Bank, Shrewsbury,
SY3 0BT**

£1,150,000

To view this property please call us on **01743 236 800** Ref: C7628/WM/KQ

An imposing and immaculately presented, four bedroom, detached family home set in beautiful landscaped gardens extending to approximately 1 acre.

An imposing and immaculately presented iconic, four bedroomed, detached family home providing well-planned and well-proportioned accommodation throughout, and set in beautifully landscaped gardens extending to approximately 1 acre.

Briefly comprising: Entrance hall, inner hall, sitting room/music room, drawing room, kitchen breakfast room, dining room, study, utility, four double bedrooms (one with ensuite shower room) and family bathroom. Private driveway with ample parking and landscaped south/south-west facing gardens enjoying superb views, together with the remains of a 200-year-old windmill.

Opportunities to explore the outdoors are plentiful with Lyth Hill Country Park and the Shropshire Hills area of natural beauty providing numerous walking, cycling and riding routes. The vibrant town centre of Shrewsbury, situated on the banks of the River Severn, includes several dining options, high street shops and independent boutiques together with Theatre Severn, cinemas and the renowned Quarry Park with Dingle Gardens. With regard to schooling, there are excellent options in both the private and state sectors.

The property is fully double glazed and enjoys mains gas fired central heating (radiators are situated in all rooms), 3-phase electricity and mains drainage.



INSIDE THE PROPERTY

ENTRANCE HALL

Cloakroom cupboard and cupboard housing hot water tank
Engineered oak flooring

DRAWING ROOM

17'5" x 21'4" (5.31m x 6.50m)
Feature log burner with slate hearth, windows to side and fore
Maple woodblock flooring
French windows to terrace and main garden

KITCHEN / BREAKFAST ROOM

13'1" x 17'3" (4.00m x 5.26m)
Range of matching wall and base units, including pantry unit, in painted wood
Lacanche multi-fuel range cooker
Central island unit
Original quarry tiled flooring
Window seat overlooking main garden together with French windows onto terrace
Opening to:

DINING ROOM

16'9" x 11'11" (5.11m x 3.63m)
Windows, with original shutters, overlooking main garden.
Additional window to rear courtyard
Inbuilt glass-fronted cupboard
Open traditional fireplace and hearth
Engineered oak flooring

STUDY

12'5" x 11'1" (3.80 x 3.39)
Large bay window with window seat providing excellent views over the Shropshire hills
Inbuilt bookcase and cupboard
Feature log burner with marble hearth
Carpeted

INNER HALL

Door to rear courtyard and window with the Shropshire hills as a backdrop
Engineered oak flooring

SHOWER ROOM

Shower cubicle
Wash-hand basin, WC
Porcelain tiled floor

SITTING ROOM/MUSIC ROOM

13'5" x 26'1" (4.09m x 7.95m)
Solid oak French windows and side windows onto courtyard garden and views beyond
Rear window onto windmill
Ladder to small mezzanine area with bookshelves and Velux window
Gas fired 'wood burner' style fire
Solid oak flooring

UTILITY

11'7" x 7'7" (3.53m x 2.31m)
Base and wall units
Washing machine and tumble dryer
Gas fired central heating boiler
Window overlooking the windmill

STAIRCASE rising from entrance hall to galleried FIRST FLOOR LANDING with large electric Velux window providing ample natural light.

Linen storage cupboard.
Fully carpeted.

BEDROOM 1

14'0" x 13'2" (4.27m x 4.02m)
Storage cupboard
Window overlooking garden; carpeted

BEDROOM 2

10'5" x 13'3" (3.20m x 4.04m)
Two windows with stunning views; carpeted

EN SUITE SHOWER ROOM

Shower cubicle
Wash hand basin and WC
Porcelain tiled floor

BEDROOM 3

13'7" x 9'3" (4.14m x 2.82m)
Large store cupboard
Window overlooking main garden
Wooden floor

BEDROOM 4

9'8" x 13'2" (2.95m x 4.02m)
Window to the rear enjoying superb views
Small Victorian fireplace; built-in bookshelf unit
Carpeted

FAMILY BATHROOM

Panelled bath
Walk-in shower
Wash hand basin and WC
Window to the side
Porcelain tiles to floor and walls

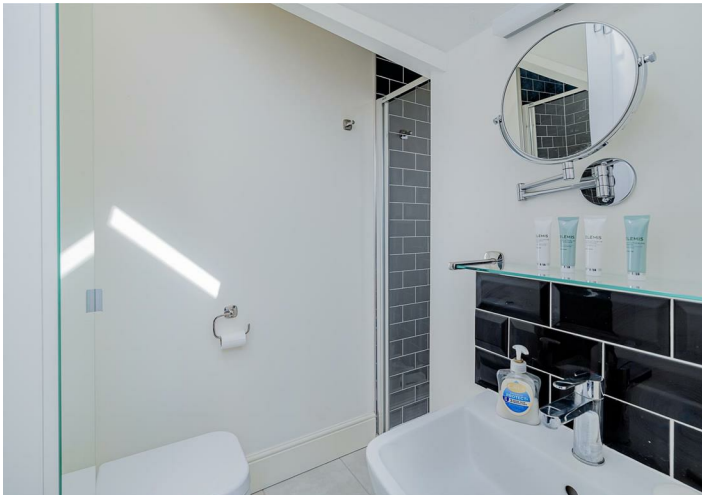
OUTSIDE THE PROPERTY

Windmill House is approached over a shared driveway, owned by the property, to its own driveway providing ample parking, with a range of mature hedges and shrubs. This leads to a lower courtyard front reception area; brick steps rise from this to a superb old windmill.

An external brick staircase, with under storage, rises to a full boarded Loft Room (17'5" x 21'4" into eaves - 5.33m x 6.5m) situated above the Drawing Room. Providing potential for further accommodation (subject to necessary planning consents although we understand that planning permission has been granted in the past for this to be converted into a bedroom with ensuite).

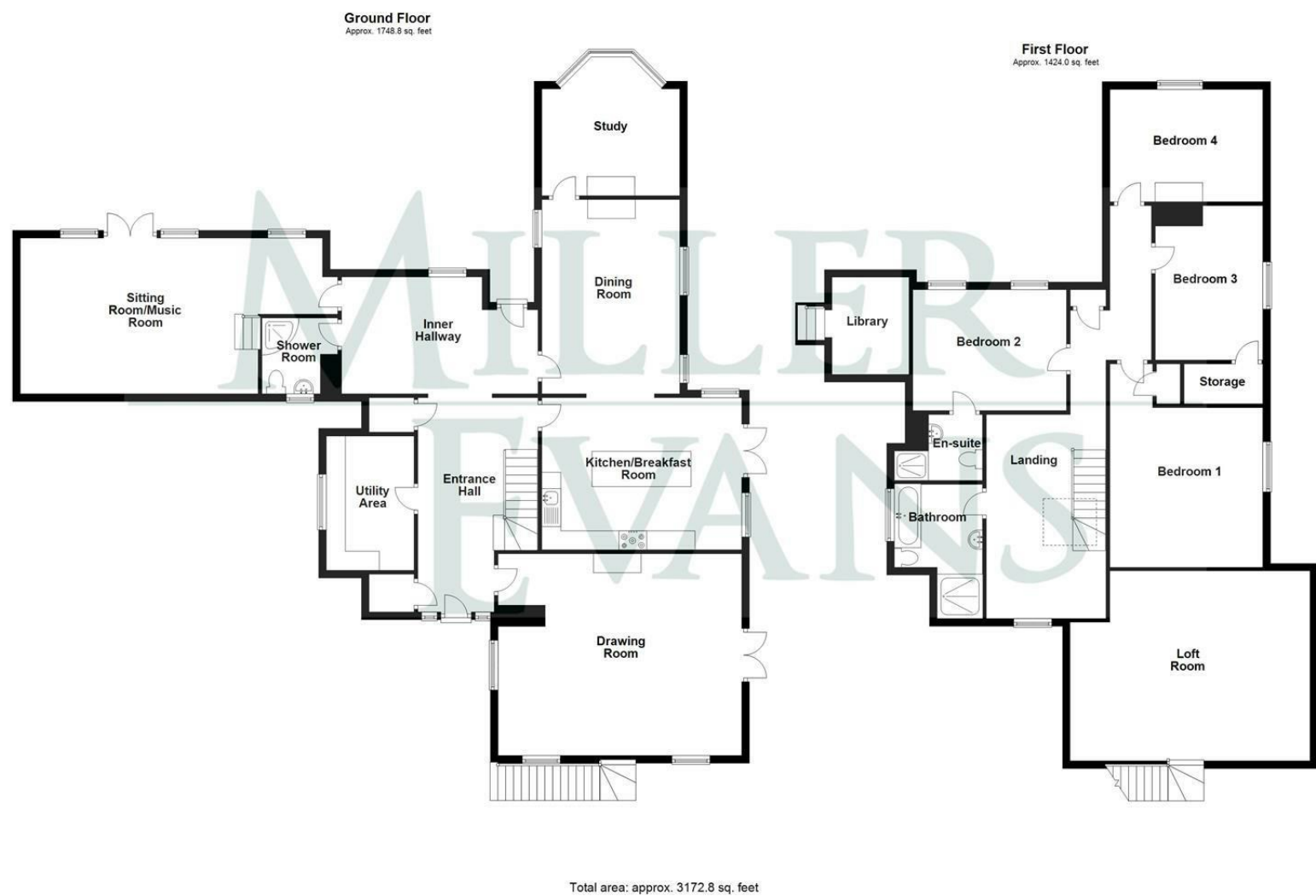
The property is set on a one-acre plot with large well-maintained lawned areas, floral and shrubbery borders, a range of specimen and fruit trees, together with a vegetable garden with raised beds, metal-framed greenhouse and large shed. A large sun terrace provides ideal seating and dining areas. Through gated access to the rear of the property fronting the hill, there is further paved seating enjoying superb open views over the neighbouring fields and South Shropshire Hills, and dwarf brick wall with wrought iron gate leading onto the Shropshire Way.







FLOOR PLANS ...



HOW TO FIND THIS PROPERTY

When approaching from Shrewsbury proceed along Longden Road. Proceed through Hook-a-gate and after a short distance, turn left onto Lyth Bank. Continue bearing left and follow the road for a short distance. After the turning for Old Coppice, there are four properties and then the entrance to Windmill House will be found on the right hand side.



SERVICES

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

TENURE

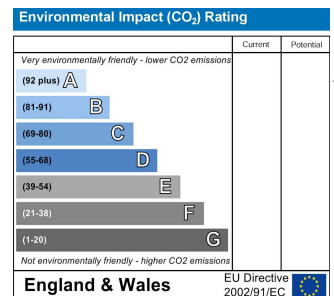
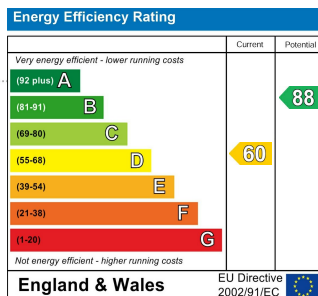
We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

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 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.

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



www.millerevans.co.uk | homes@millerevans.co.uk

Members of: National Association of Estate Agents • Guild of Property Professionals • National Federation of Property Professionals • Fine & Country

Partners: David S. Miller (FNAEA) Proprietor • Stuart Langley (FNAEA)

Associates: Georgie H. Miller Bsc(Hons) • Sharon L. Langley (MARLA) **Consultant:** David C. Evans **Fine & Country:** Emma Romaine-Jones