

BETLEY HOUSE

109 LYTH HILL ROAD | SHREWSBURY



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Shrewsbury 3.4 miles | Telford 16.2 miles | Oswestry 21.2 miles
Ludlow 26 miles | Birmingham 49.8 miles | London Euston 2 hours 24 minutes
(Distances and time approximate)

**An extremely impressive and substantial family home
situated in an incredibly popular location offering some
of the most breathtaking panoramic countryside views**

Incredibly spacious accommodation with potential for remodelling

Main reception rooms and bedrooms with the most stunning panoramic views

Building plot with planning permission for a separate dwelling (24/03214/FUL)

Historic planning for garaging and resetting of the sweeping driveway (23/03927/FUL)

Currently a 5 pitch caravan site – income approx. £8k per annum

Expansive gardens, with large terrace and hidden al fresco entertaining area

All set in approx. 4.9 acres

VIDEO TOUR



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LOCATION & SITUATION

The property is situated in the sought after area of Lyth Hill, just outside Bayston Hill village, set in a lovely position overlooking farmland to the front with panoramic views stretching from The Wrekin to The Stretton Hills. The village amenities of Bayston Hill are only a short distance away including a selection of shops, whilst Shrewsbury town centre is within easy reach. The Meole Brace Retail Park includes a Sainsburys Supermarket. Lyth Hill itself is popular with walkers.

Road: The A5/M54 provides access to Telford, Birmingham and Midland business centres with the A5/A483 connecting to Wrexham, Chester and the North West motorway network.

Rail: Shrewsbury railway station offers direct rail services to London, Birmingham and Chester.

Air: Birmingham Airport 45–50 miles, Manchester Airport 50–53 miles, Liverpool John Lennon Airport 49–50 miles.

Schools: The property is ideally situated for a number of excellent schools including Shrewsbury School, Shrewsbury High School for Girls, and preparatory schools such as Kingsland School, St. Winifred's, and Prestfelde.

Sporting: There are a range of sporting facilities nearby such as the Pengwern Rowing Club, local tennis and cricket clubs, golf at Shrewsbury and Condover, horse racing at Chester & Ludlow.



BETLEY HOUSE

Betley House is an exceptional and substantial country residence, beautifully positioned in one of the area's most sought-after settings, commanding truly breath-taking panoramic views across the South Shropshire Hills and surrounding countryside.

Now requiring a programme of updating and remodelling, the property presents a rare and compelling opportunity to create one of the region's finest family homes. With initial works already commenced, Betley House offers remarkable scope for transformation into a magnificent seven-bedroom residence of considerable scale, set within an outstanding and unspoilt landscape.





THE ACCOMMODATION

The accommodation is notably generous and well-proportioned, with high ceilings throughout and a natural emphasis on light and outlook.

The principal reception spaces are particularly impressive, with a striking double reception room extending from front to back and opening directly onto the rear terrace, perfectly positioned to take full advantage of the far-reaching views. Further reception rooms are arranged to the rear of the house, each enjoying the same exceptional outlook, while the kitchen and adjoining family room, together with a

utility and guest cloakroom, complete the ground floor and provide an excellent foundation for modern family living.

To the first floor, there are currently seven bedrooms, five of which enjoy the spectacular countryside views, with two additional rooms positioned to the front. The current layout is served by two bathrooms, although there is clear potential to enhance the accommodation through the introduction of en-suite facilities and dressing areas, subject to the necessary consents.

PLANNING

In addition to the main house, the property benefits from a separate building plot with planning permission granted for the construction of a contemporary dwelling of approximately 2,000 sq ft, offering further flexibility for additional accommodation or a secondary residence (planning ref 24/03214/FUL). There is also historic planning consent for the construction of garaging and the reinstatement of a sweeping driveway, enhancing both practicality and approach (planning ref 23/03927/FUL).



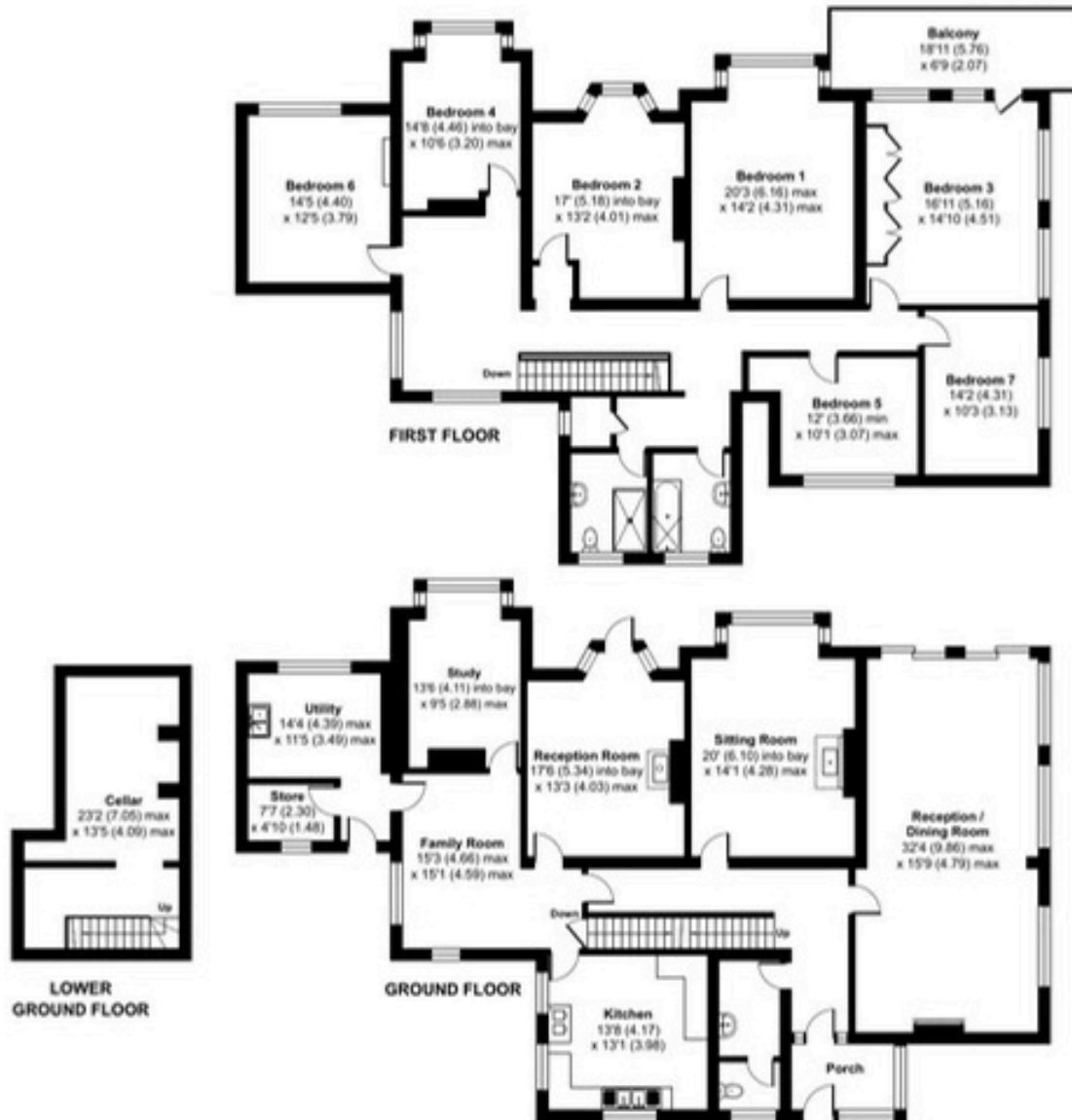




BETLEY HOUSE

Approximate Area = 4296 sq ft / 399.1 sq m

For identification only - Not to scale



VIDEO TOUR



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Digital Representation of Proposed Planning Permission



GARDENS & GROUNDS

The house is set within approximately 4.9 acres of gardens and grounds, which are both expansive and versatile in nature. A large terrace extends from the rear of the property, creating an ideal space for outdoor entertaining, while a more secluded al fresco area offers privacy and shelter. The grounds also currently accommodate a five-pitch caravan site, generating an income in the region of £8,000 per annum.

Betley House represents a unique opportunity to acquire a residence of scale and character in an exceptional setting, with the potential to create a truly outstanding country home.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand the property has the benefit of mains electricity, gas, water and drainage. None of these services have been tested.

LOCAL AUTHORITY

Shropshire County Council, The Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ
Tel: 03456 789000

COUNCIL TAX

Council Tax Band – G

EPC

Rating – D

DIRECTIONS

What3Words [///calm.overnight.spill](https://www.what3words.com/calm.overnight.spill)

From Shrewsbury town centre proceed out to the Hereford roundabout and continue along Hereford Road to the main A49 Dobbies roundabout. Continue straight across onto the A49 and then on entering Bayston Hill turn right onto Lyth Hill Road, proceed about 0.5 mile and the driveway to the property will be seen on the left hand side.

FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Please check with the agent for clarification on specific items.

RIGHTS OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings, whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries, and neither the Vendor nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

AGENTS NOTE

There is a planning permission application to the North for a large development, although this could be cleverly screened by mature trees.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



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