



LILYWOOD BARN

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Shrewsbury 15.7 miles | Ludlow 17.2 miles | Telford 19.2 miles
(all mileages are approximate)

A SUBSTANTIAL DETACHED BARN CONVERSION, OFFERING EXCELLENT
ACCOMMODATION WITH ANNEXE, SET WITH BEAUTIFUL
WRAPAROUND GARDENS IN THIS IDYLIC LOCATION.

Stunning rural location
Fantastic flexible living space
Ideal for large families or multigenerational living
2 bay open garage
Lovely wraparound gardens with beautiful panoramic views



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Viewing is strictly by appointment with the selling agents

DIRECTIONS

Continue out of Shrewsbury towards Bayston Hill on the A49 and follow the road towards Church Stretton until you get to the traffic lights at Crossways. Turn left onto Sandford Avenue (B4371) and follow the road for 3.7 miles before taking a right onto Darby Lane (just after The Plough Inn) and almost immediately left onto Rushbury Road. Follow the road into Rushbury and proceed through the village and just after the last property on the right hand side, there is a right turning along a lane which leads to Lilywood.

SITUATION

Lilywood is located just outside the beautiful village of Rushbury, which has a church and highly sought after Primary school. The town of Church Stretton is approximately 4 miles away and can claim to be one of the most beautifully situated towns in England and attracts walkers and country lovers from all over the UK. It is a thriving market town and offers excellent shopping facilities including supermarkets, specialist shops and banks. There are churches, excellent education and recreational facilities, together with several pubs and restaurants. There are rail links to Manchester, Birmingham and Cardiff. The A49 provides access to Ludlow and Hereford to the south and Shrewsbury to the north leading to the M54 motorway.

PROPERTY

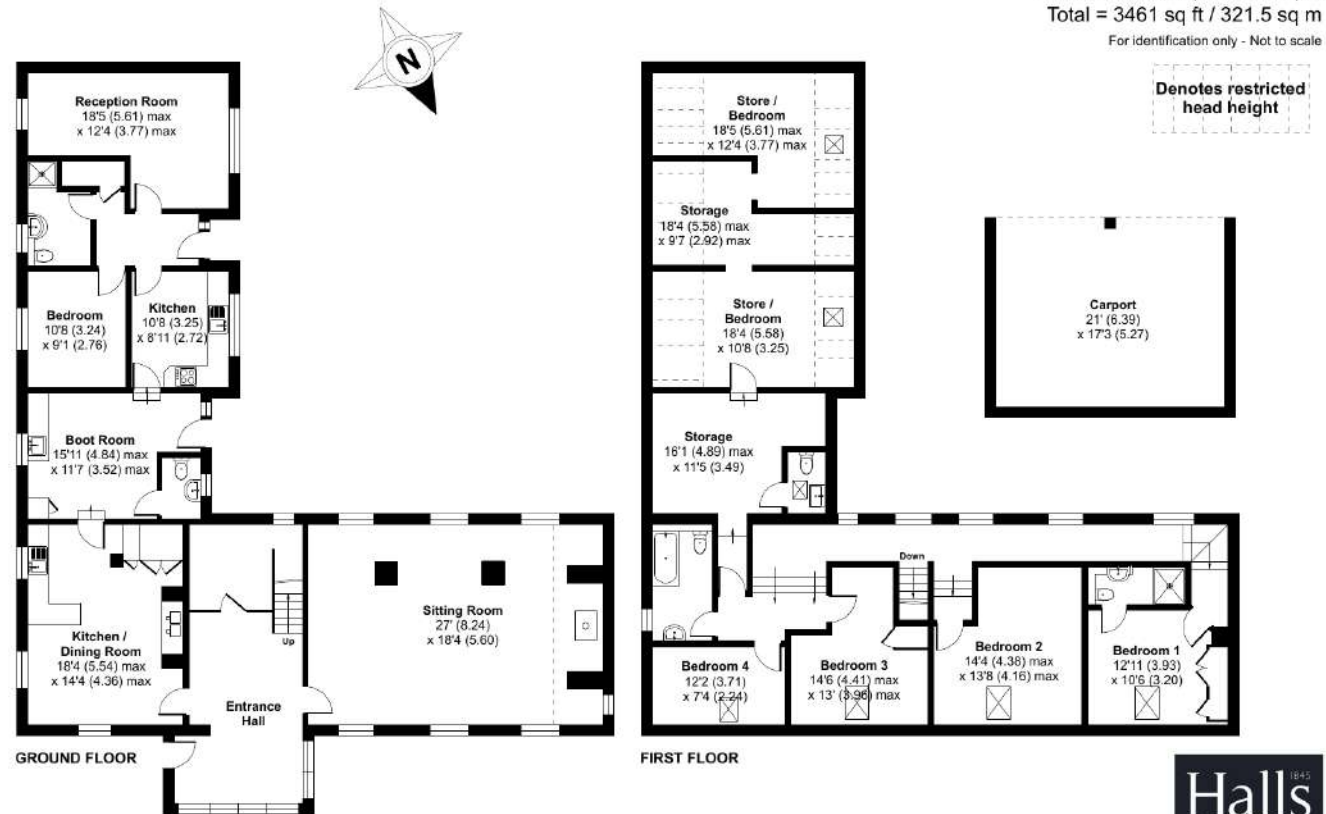
Lilywood is a highly appealing and beautifully positioned detached barn conversion, offering a superb living environment ideally suited to large families and multigenerational living.

The barn retains a wealth of character features, including exposed timbers and brickwork, complemented by sympathetic, high-quality finishes such as flagstone flooring.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1436758

A welcoming reception hall, with space for seating and enjoying delightful views over the surrounding grounds, leads through to an impressive sitting room featuring an inglenook fireplace with a wood-burning stove. The attractive kitchen/dining room is fitted with bespoke units and Delabole slate worktops, alongside a twin-oven oil-fired Aga. There is also a separate utility room, boot room, and a useful guest WC.

Approximate Area = 2705 sq ft / 251.3 sq m excludes carport
Limited Use Area(s) = 240 sq ft / 22.3 sq m
Annexe = 516 sq ft / 47.9 sq m
Total = 3461 sq ft / 321.5 sq m
For identification only - Not to scale



Halls 1645

From this area, access is gained to an annexe-style wing, providing additional accommodation comprising a living room, kitchen, ground-floor bedroom, and shower room. This space benefits from its own independent access, making it ideal for guests, extended family, or potential income.

To the first floor, there are four principal bedrooms, one of which enjoys an en-suite shower room, while the remaining bedrooms are served by the



family bathroom. There is access to a further WC and sink with the potential to be converted to a shower/bathroom, storage and potential bedrooms or office space to suit a purchaser's individual needs.

OUTSIDE

Externally, the property is approached via a private driveway, which extends along both sides of the barn to the rear, where a generous parking area is located, along with a detached oak-framed carport.

The property sits centrally within stunning wraparound lawned gardens, featuring well-stocked and established beds and borders, including productive strawberry beds. A variety of mature trees enhances the setting, and the location is truly idyllic, enjoying far-reaching views over the surrounding countryside.

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 that the property has the benefit of mains water and electric. Drainage is provided to a private system. Oil fired central heating.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – D



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

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.

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 fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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 checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



