



# ORCHARD FRIARS

WESTBURY | SHREWSBURY | SY5 9QX





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Shrewsbury 9.4 miles | Telford 25.6 miles  
(all mileages are approximate)

A BEAUTIFULLY PROPORTIONED DETACHED BUNGALOW PROVIDING A SPACIOUS AND ATTRACTIVE LIVING SPACE, SET IN A WONDERFUL PLOT, WITH GARAGING AND LOVELY WRAPAROUND GARDENS.

Popular rural village location  
Attractively presented throughout  
Lovely flowing accommodation  
Rooms of excellent proportion  
Generous gravelled driveway and garage



**Shrewsbury Office**

2 Barker Street, Shrewsbury, Shropshire,  
SY1 1QJ

**T:** 01743 236444

**E:** [shrewsbury@hallsgb.com](mailto:shrewsbury@hallsgb.com)

Viewing is strictly by appointment with the selling agents

## DIRECTIONS

From Shrewsbury take the A488 towards Montgomery passing through the villages of Nox and Yockleton. On entering the village of Westbury, continue past Nigel Farr Farm Services on the right and at the crossroads take the first right turn. Proceed for a short distance taking the next left turn and follow this road for a short distance and the bungalow will be found on the right hand side.

## SITUATION

The bungalow is situated within the centre of the popular and attractive village of Westbury, nestling in a conservation area, adjacent to the church. Westbury is located to the west of Shrewsbury and provides a basic selection of amenities, which include a pub, doctors surgery and village hall. Easy access can be gained to Shrewsbury, which offers a range of shops, leisure and social facilities, together with a rail service. The main A5 commuter route outside Shrewsbury provides access to Oswestry or east onto the M54 motorway through to Telford.

## PROPERTY

Orchard Friars is a beautifully proportioned and attractively presented detached bungalow, occupying a delightful central position within its generous plot and enjoying wraparound gardens in this highly regarded rural village.

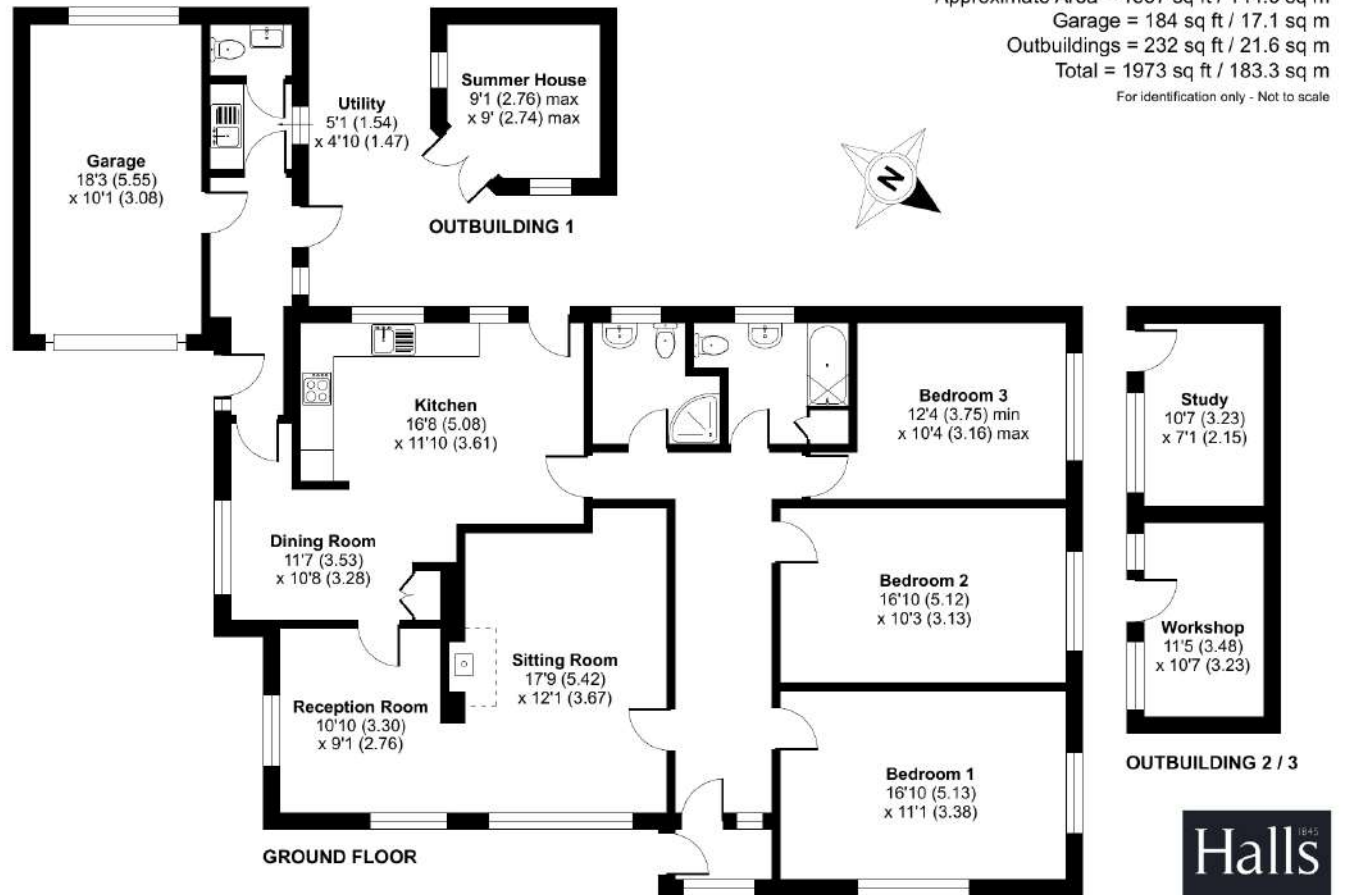
Offering spacious and versatile single-storey accommodation, the property is welcomed by an impressive reception hall featuring a charming log-burning stove, creating a warm and inviting first impression. This space flows effortlessly into a delightful reading or study area, perfect for quiet relaxation or home working.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/cheom 2026. Produced for Halls. REF: 1481797

The heart of the home is the superb kitchen/dining room, thoughtfully fitted with an extensive range of quality units complemented by attractive beech worktops and a selection of integrated appliances, providing an ideal space for both everyday family life and entertaining. Beyond the kitchen is a practical rear lobby leading to a useful utility room and separate guest WC.

The bungalow boasts three exceptionally well-proportioned double bedrooms, all offering excellent levels of natural light and flexibility for family living or visiting guests. These are served by a well-appointed family bathroom and an additional separate shower room.





## OUTSIDE

Approached via an impressive gated sweeping gravel driveway, the property enjoys extensive off-road parking for numerous vehicles and provides access to the attached garage, complete with an electrically operated door.

The gardens are undoubtedly a particular feature of Orchard Friars, wrapping beautifully around the property and predominantly laid to expansive lawns interspersed with an abundance of mature, well-stocked shrub and flower borders. From the gardens there are attractive views towards the village church tower, enhancing the property's idyllic setting.

A generous Indian sandstone patio provides the perfect space for alfresco dining and outdoor entertaining, while a charming timber summer house and a substantial double-glazed outbuilding offer excellent versatility, lending themselves to a variety of uses including a home office, hobby room, studio or gym.

Combining generous accommodation, wonderful gardens and a peaceful village setting, Orchard Friars represents a rare opportunity to acquire a substantial detached bungalow in an enviable rural location.

## 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

Mains water, electricity and drainage are understood to be connected. Oil fired central heating. None of these services have been tested.

### LOCAL AUTHORITY

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

Tel: 0345 678 9000.

### COUNCIL TAX

Council Tax Band - F



### 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.



