



6 LYTH HILL ROAD
BAYSTON HILL | SHREWSBURY | SY3 0DP





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Shrewsbury 3.8 miles | Telford 16.2 miles
(all mileages are approximate)

AN INCREDIBLY CHARMING PERIOD COTTAGE THAT IS BEAUTIFULLY
PRESENTED THROUGHOUT, OFFERING GENEROUS LIVING
ACCOMMODATION SET IN A SOUGHT AFTER VILLAGE LOCATION.

Beautifully presented two-bedroom semi-detached period cottage
Generous open-plan living and dining room with wood-burning stove
Stylish fitted kitchen with integrated appliances and wooden worktops
Extensive west-facing rear garden with patio and entertaining space
Ample off-road parking and potential to extend, subject to planning consent



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3Words - [///liability.from.plus](https://liability.from.plus)

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 a short distance and the property will be seen on the right hand side.

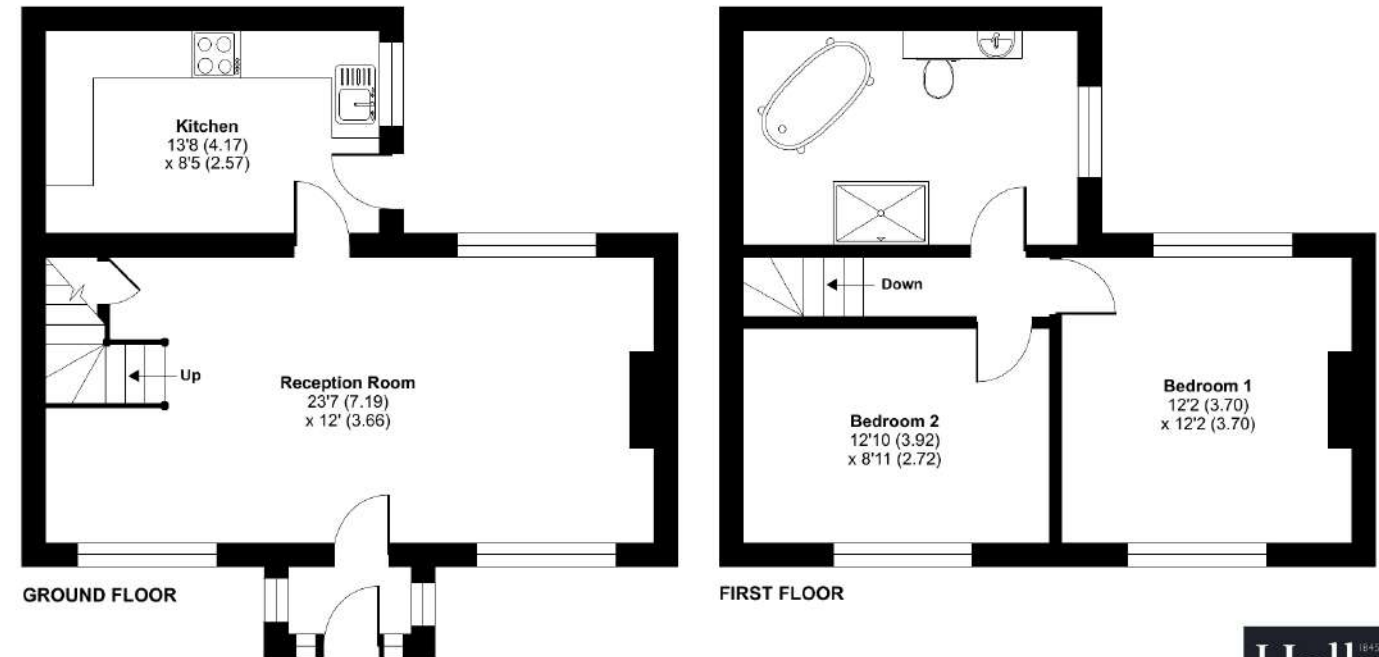
SITUATION

The property occupies an edge of village location on the southern fringes of Shrewsbury, enjoying the best of both town and country living. The popular village of Bayston Hill provides an excellent range of day-to-day amenities, whilst the historic county town of Shrewsbury offers an outstanding selection of independent shops, restaurants, cafés and cultural attractions, including Theatre Severn, The Quarry and the celebrated Dingle Gardens. The nearby Lyth Hill countryside provides superb opportunities for walking, cycling and outdoor pursuits, while excellent road and rail connections ensure convenient access to the wider region.

PROPERTY

A beautifully presented and sympathetically modernised two-bedroom semi-detached cottage, enjoying a delightful position on the southern outskirts of Shrewsbury. Combining characterful accommodation with contemporary finishes, generous gardens and scope for future extension (subject to the necessary planning consents), this attractive home offers an enviable balance of rural charm and everyday convenience.

A storm porch opens into a superb open-plan living and dining room, a wonderfully bright and inviting space featuring a striking wood-burning stove set within a brick chimney breast and hearth. Windows to both the front and rear elevations, together with a floor-to-ceiling



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1478469

glazed panel, ensure an abundance of natural light throughout the day.

The adjoining kitchen has been thoughtfully fitted with a range of contemporary wall and base units complemented by wooden work surfaces and integrated appliances, including an oven, gas hob and fridge freezer. A door provides direct access to the rear garden.

A staircase rises from the dining area to the first-floor landing, where there is useful storage.

The principal bedroom is a spacious double room featuring exposed wooden floorboards and dual-aspect windows enjoying views to both the front and rear. The second bedroom benefits from a bespoke built-in bed over the stair bulkhead, incorporating useful storage beneath, together with a fitted wardrobe.



The family bathroom is a particular highlight of the property, having been beautifully refitted to create a luxurious space featuring a freestanding bath, large walk-in shower with dual shower heads, vanity unit with inset wash basin, WC and heated towel rail.

OUTSIDE

The property is approached over a private driveway to the side providing ample off-road parking, complemented by a neatly maintained forecourt which creates an attractive first impression.

To the rear, the cottage enjoys a generous westerly-facing garden, thoughtfully landscaped to provide a series of attractive outdoor spaces ideal for both relaxation and entertaining. Immediately adjoining the house is a paved terrace, perfectly positioned to enjoy afternoon and evening sunshine and well suited to al fresco dining. Beyond lies an extensive lawned garden with established boundaries creating a good degree of privacy, together with a useful garden shed and additional space offering excellent potential for further landscaping or future extension, subject to the necessary consents.

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, drainage and gas are understood to be connected. 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 - C



RIGHT 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.

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.



