SAMUEL WOOD

Wilberry Cottage, 1 The Common, Bayston Hill, Shrewsbury, Shropshire, SY3 0EA

Asking Price £650,000

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- Characterful Cottage with Contemporary Style
- Impressive Open-Plan Kitchen Dining Living Space
- Principal Bedroom with En-Suite & Walk-In Wardrobe
- Utility Room with Ground Floor WC
- Multi-Vehicle Driveway & Convenient Village Location
- Excellent Specification Throughout the Property
- Skylights & Bi-Fold Doors to Garden
- Separate Shower Room Serving Remaining Bedrooms
- Extensive Rear Garden with Patio & Decking
- Gas Central Heating - EPC Rating C

A Characterful Cottage Offering Contemporary Living and Exceptional Space - Discreetly positioned on The Common in the thriving village of Bayston Hill, Wilberry Cottage is an appealing home that beautifully combines character with contemporary style. Finished to an excellent specification, the property offers an inviting blend of traditional charm and modern open-plan living, with skylights and bi-fold doors creating a wonderful sense of light and space. The generous living areas provide an ideal setting for both relaxed family life and entertaining, while the extensive rear garden offers an attractive outdoor retreat with patio and decking areas. Conveniently situated just south of Shrewsbury, the property enjoys easy access to village amenities, well-regarded schools and excellent road and rail connections. With its versatile accommodation, stylish finish and appealing setting, Wilberry Cottage offers a wonderful lifestyle opportunity.

The ground floor offers a superb balance of character and modern living. To the front, the sitting room features newly fitted cupboards and a staircase, creating a practical and attractive reception space. The impressive open-plan kitchen, dining and living area forms the heart of the home, finished to a high specification and enhanced by skylights and bi-fold doors, which flood the space with natural light and provide a seamless connection to the garden. A utility room with WC adds everyday convenience, while an external storage room houses the fridge and boiler.

The first floor provides well-appointed bedroom accommodation, including a generous principal bedroom complemented by an en-suite bathroom and walk-in wardrobe. The remaining bedrooms are served by a separate shower room, offering practical facilities for family members and guests alike.

Wilberry Cottage is approached via a multi-vehicle driveway, providing convenient off-road parking. To the rear, the extensive garden offers a wonderful space for outdoor enjoyment, with established greenery and a combination of patio and decking areas ideal for entertaining, alfresco dining or simply relaxing in the warmer months. The generous outdoor space complements the property's spacious interior and provides an attractive setting for both family life and social gatherings.

The property enjoys a discreet position on The Common, with easy access to the amenities of Bayston Hill, including shops, a doctors' surgery, public houses and a library. Shrewsbury is only a few miles away, offering an excellent selection of independent shops, restaurants and recreational facilities. Schooling options include Oakmeadow CE Primary School and a range of respected state and independent schools. Road connections via the A49 and A5/M54 provide access to the wider region, while railway stations at Shrewsbury and Church Stretton offer further connectivity.

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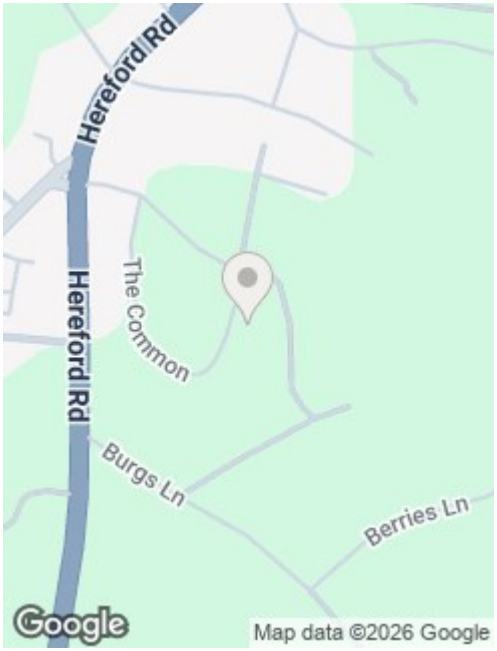
BUBBLES



Directions

What3words: ///frame.voice.tune

Services: We understand that the property has mains gas, mains electricity, mains water and mains/private (tbc) drainage.

Broadband Speed: Basic 16 Mbps, Superfast 40 Mbps & Ultrafast 1800 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: C

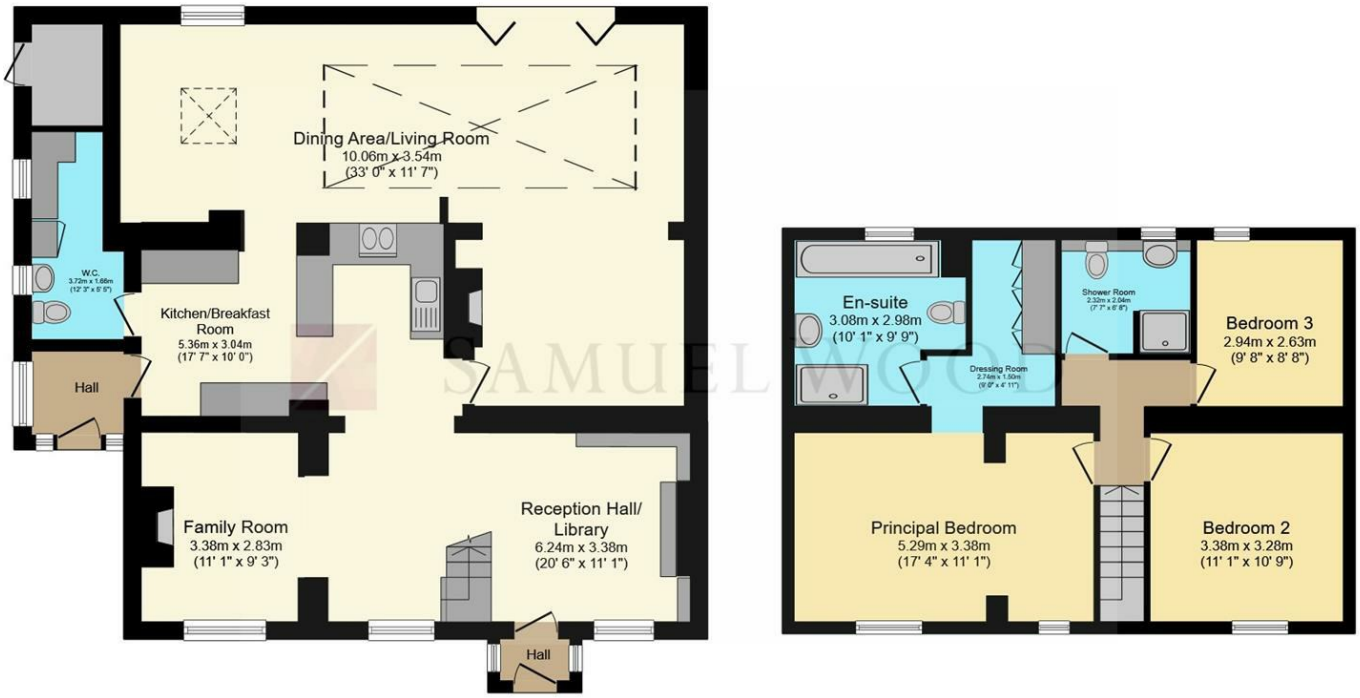
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

These details are awaiting final approval and may be subject to some changes.

Floor Plans



Total floor area: 187.3 sq.m. (2,016 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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