



# MILLER EVANS

SHREWSBURY'S ESTATE AGENT

**Betley House, 109 Lyth Hill Road, Bayston Hill, Shrewsbury  
SY3 0AT**

**£1,200,000 Region**

To view this property please call us on **01743 236 800** Ref: T7064/SL/MU

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# A substantial, 7 bedoomed family home, situated in a truly magnificent setting with uninterrupted and outstanding panoramic views of the South Shropshire Hills and countryside.

A substantial, 7 bedoomed family home, situated in a truly magnificent setting with uninterrupted and outstanding panoramic views. The property provides well planned and well proportioned accommodation with rooms of pleasing dimensions throughout and benefits from double glazing and gas-fired heating.

Occupying an enviable and secluded position on the fringe of this popular village, well placed within easy reach of amenities including local shops, schools, a bus service to the town centre, the stunning Lyth Hill Country Park and the Shrewsbury by-pass with M54 link to the West Midlands.

London 169 miles - Birmingham 47 miles - Chester 43 miles.



## INSIDE THE PROPERTY

### PARTLY GLAZED ENTRANCE VESTIBULE

### ENTRANCE HALL

### CLOAKROOM

### WC

### DRAWING ROOM

31'11" x 14'0" (9.73m x 4.27m)

### SITTING ROOM

16'9" x 14'2" (5.11m x 4.32m)

### DINING ROOM

17'0" x 13'2" (5.17m x 4.01m)

### KITCHEN / BREAKFAST ROOM

12'11" x 16'2" (3.94m x 4.93m)

### REAR HALL

With access to:

### STUDY

12'8" x 9'1" (3.86m x 2.77m)

### LAUNDRY ROOM

14'4" x 12'3" (4.38m x 3.73m)

### WALK IN PANTRY

5'0" x 7'9" (1.53m x 2.36m)

From the entrance hall a STAIRCASE rises to a spacious FIRST FLOOR LANDING

### BEDROOM 1

17'7" x 14'0" (5.35m x 4.27m)

With glazed door allowing access to :

### BALCONY

7'0" x 19'11" (2.13m x 6.08m)

With glazed balustrade.

### BEDROOM 2

17'7" x 14'2" (5.35m x 4.32m)

### BEDROOM 3

15'0" x 13'2" (4.56m x 4.01m)

### BEDROOM 4

11'5" x 12'0" (3.49m x 3.66m)

### BEDROOM 5

14'4" x 12'3" (4.38m x 3.73m)

### BEDROOM 6

10'3" x 12'1" (3.12m x 3.68m)

### BEDROOM 7

14'0" x 8'1" (4.27m x 2.46m)

### FAMILY BATHROOM

With panelled bath

Hand basin, WC

### SHOWER ROOM

With large walk in shower

Hand basin, WC

## OUTSIDE THE PROPERTY

TO THE FRONT the property is approached over a long private driveway to an extensive forecourt providing ample parking space for several cars. To the forecourt there is a large formal lawn with a host of established trees and shrubs.

The drive extends to the side of the residence with access to the front of the property with extensive formal terraced lawns, a gravelled drive serves an additional area of garden with potential for development.

Also included in the sale is the large field to the front of the property. Total land area approximately 5.2 acres - this will need to be confirmed during pre contract enquiries.









## FLOOR PLANS ...

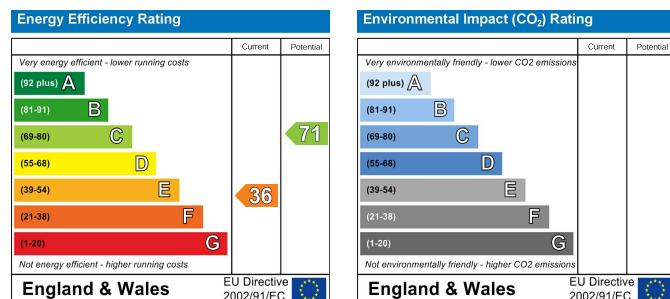


Total area: approx. 3729.7 sq. feet  
Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using Planup.

## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along the A49 South towards Bayston Hill, turning right into Lyth Hill Road. Continue along Lyth Hill Road for some distance where the entrance to the drive will be found on the left hand side.

# HOW ENERGY EFFICIENT IS THIS PROPERTY?



## SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

## TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

## LOCAL AUTHORITIES

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

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

## IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

## DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



The UK's number one property website

Head Office:

Residential Sales  
4 Barker Street, Shrewsbury SY1 1QJ  
Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management  
6 Claremont Hill, Shrewsbury SY1 1RD  
Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office  
4 The Square, Church Stretton SY6 6DA  
Tel: 01694 724700 | Fax: 01743 248671



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