



Kerdoon, Lyth Hill, Shrewsbury, Shropshire

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Kerdoon Lyth Hill, Shrewsbury, Shropshire, SY3 0BT

A beautifully light and spacious bungalow standing in delightful mature gardens on Shrewsbury's enviable Lyth Hill with staggering far reaching views of the South Shropshire hills

Shrewsbury town centre 6 miles, Church Stretton 12 miles, M54 (J7) 16 miles, Chester 46 miles, Birmingham 51 miles

Reception hall | Drawing room | Garden room
Study | Kitchen/dining room | Utility | Principal bedroom with en suite bathroom room
2 Further bedrooms, 1 en suite | Shower room
Double garage | Gardens | EPC rating C

The property

Occupying an elevated position with uninterrupted views of the iconic Shropshire hills skyline, Kerdoon offers excellent lateral living with well-proportioned, light and versatile accommodation. Constructed in the early 2000's, the property enjoys an easy flow of rooms with underfloor heating throughout and large picture windows framing the picturesque vistas.

A beautifully crafted front door opens into a wide reception hallway. The primary reception rooms are arranged around a superb garden room with bi-fold doors and glazed roof lantern which provides a versatile space with internal doors linking through to the rest of the property. An elegant and spacious south facing drawing room has a coal effect gas fire with decorative surround and large picture window which maximises on the far-reaching views. The kitchen is fitted with a range of wall and base level cabinetry, with an AGA and

breakfast bar between the dining area. Two primary bedrooms are both fitted with built in wardrobes and serviced by an en-suite shower and bathrooms. At the rear of the house, the accommodation lends itself to separate living quarters. Leading off the utility room are a shower room and two interlinking rooms which could serve as a bedroom and living room.

Outside

The delightful mature gardens at Kerdoon sit to the front and side of the property providing a blend of private spaces and open aspects to maximise on the awe-inspiring southerly views. A breakfast terrace extends from the garden room providing an area for alfresco dining overlooking an expanse of lawn and a box hedge parterre beyond.

There are two approaches to the property with driveway access to both the front and rear providing ample parking for a number of vehicles along with an integral double garage.





Location

Kerdoon stands in an elevated position on Shrewsbury's coveted Lyth Hill with its awe-inspiring views of the South Shropshire hills. The property enjoys direct walking along Lyth Bank to the woodland beyond.

There are nearby amenities in Radbrook Green and Meole Brace, whilst Shrewsbury town offers an extensive range of shopping, leisure and social facilities including Theatre Severn and the Quarry Park, which holds several events throughout the year, notably the world-famous flower show.

Schooling in the area is well regarded in both the state and private sector including Priory and Meole Brace Secondary schools, Prestfelde Preparatory, Shrewsbury School and Shrewsbury High School. There is a nursery in nearby Hook-a-gate and a CE Primary in Longden village.

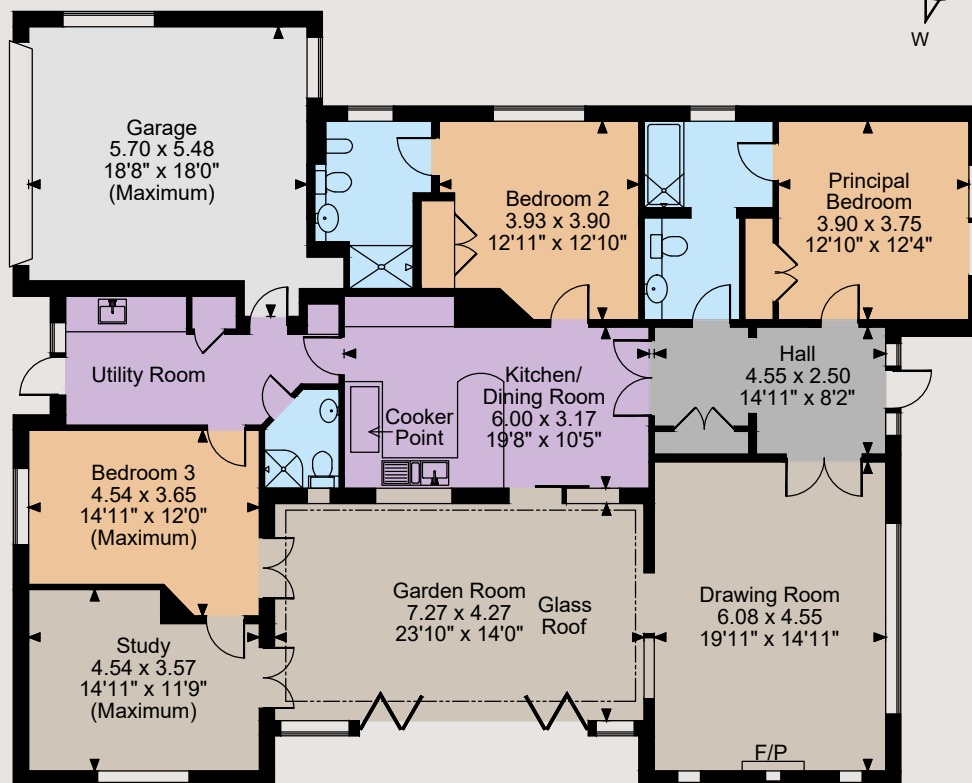
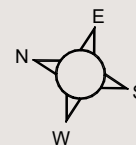
The A5 provides road links to the North-West via Oswestry, whilst the M54 provides links to Birmingham. A rail service is available in Shrewsbury. Regional airports are available at Liverpool, Manchester and Birmingham.

Directions

Follow SatNat to postal code SY3 0BT approaching from Hook-A-Gate.
what3words: adjuster.sleeps.blissful



Kerdoon, Lyth Hill
Main House internal area 2,056 sq ft (191 sq m)
Garage internal area 308 sq ft (29 sq m)
Total internal area 2,364 sq ft (220 sq m)



Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.

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General

Local Authority: Shropshire Council

Services: Mains gas, electricity, water and drainage. Underfloor heating.

Council Tax: Band G

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold

Guide Price: £1,100,000

Agents note: Kerdoon has a right of way along the rear driveway, the access is shared with one other property.

Shrewsbury

14 Shoplatch, Theatre Royal, Shrewsbury, SY1 1HR

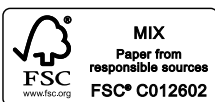
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