



Highfields

Lyth Hill Road, Bayston Hill, Shrewsbury, Shropshire



BNP PARIBAS GROUP 

A detached five bedroom bungalow located in a sought-after village

A generously-proportioned well-presented bungalow with a wealth of large picture glazing and a generous manicured landscaped garden, all designed to maximise the stunning far-reaching views over neighbouring countryside. It is located at the end of a quiet no-through lane in a desirable and convenient village, near to local and town centre amenities



4 RECEPTION ROOMS



5 BEDROOMS



2 BATHROOMS



DOUBLE GARAGE



GARDEN



FREEHOLD



VILLAGE LOCATION



2,730 SQ FT



**GUIDE PRICE
£725,000**



The property

Highfields is an attractive double-fronted property offering more than 2,700 sq ft of light-filled, flexible accommodation, arranged in an L-shape over a single floor. Designed to provide an ideal space for family living and entertaining, the home features extensive picture glazing that maximises the stunning, far-reaching views over the garden and neighbouring countryside. The accommodation flows from a welcoming reception hall and includes a large, L-shaped, rear-aspect drawing room with a feature fireplace and patio doors leading to the rear terrace. There's also a dining room with a glazed door to the terrace, and a front-aspect living room that connects to a spacious L-shaped kitchen and breakfast room.

The kitchen is fitted with a range of wall and base units, while the dual-aspect breakfast room offers space for a sizeable table and access to a pergola covered section of the terrace via a glazed door. A door from the kitchen opens into a side entrance hall, which includes two doors to a covered, front-aspect verandah, a useful cloakroom, and a spacious,

well-equipped utility room with generous storage. The accommodation is completed by a bedroom wing, which includes an additional reception with a large bay window overlooking the front aspect, currently configured as a study. There is a principal bedroom with fitted storage, a dual-aspect bedroom with patio doors opening to the garden, and three further bedrooms—one with a useful sink and two with fitted storage. This wing also features a family bathroom with a bath and separate shower, as well as a separate family shower room.

Outside

The property is approached over a tarmac driveway providing private parking and giving access to two attached garages, one benefitting from an internal door to a useful store with a door to the rear terrace. The generous well-maintained garden to front and rear, a particular feature of this property, is laid mainly to lawn bordered by well-stocked flower and shrub beds and features numerous seating areas and, to the rear, a spacious wraparound paved terrace part-covered by a pergola ideal for entertaining and



al fresco dining. The whole, screened by mature hedging, enjoys far-reaching views over neighbouring rolling Shropshire countryside.

Location

The small village of Bayston Hill has a thriving community spirit and amenities including two churches, local shopping, a village hall, library, GP and dentist surgeries, three pubs and a primary school, all surrounded by fantastic countryside walks and bridle paths. More extensive shopping is available in nearby Meole Brace Retail Park and in Shrewsbury, the mediaeval county town of Shropshire, which lies on the River Severn and offers numerous shopping centres, mainstream and independent stores, a market hall, market square, services, a swimming and fitness centre and several local golf courses. Telford also offers comprehensive amenities. Communications links are excellent: the nearby A49 and inter-connecting A5 give access to the M54 and motorway network, and Shrewsbury station (3.6 miles) offers regular services to Birmingham, London and Wales.



Distances

- Bayston Hill 0.3 mile
- Meole Brace Retail Park 1.5 miles
- Shrewsbury 4.2 miles
- Telford 16.0 miles
- Birmingham 47.5 miles

Nearby Stations

- Shrewsbury
- Wellington
- Telford Central

Key Locations

- Shrewsbury Museum and Art Gallery
- Shrewsbury Castle
- The Quarry Park
- St Chad's Church
- Theatre Severn
- Carding Mill Valley and the Long Mynd
- Attingham Park National Trust

Nearby Schools

- Oakmeadow C of E Primary School
- Woodfield Infant School
- St. Winefride's
- Shrewsbury School
- Shrewsbury School Mount Pleasant
- Shrewsbury High School
- The Priory School
- Meole Brace School
- Mereside C of E Primary
- Radbrook Primary
- Prestfelde
- Packwood Haugh
- Concord College
- Wrekin College





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

House internal area 2,730 sq ft (254 sq m)
 For identification purposes only.

Directions

Post Code SY3 0EY
 what3words: ///flash.statue.formed

General

Local Authority: Shropshire Council

Services: Mains electric, gas, water and drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain may be available by separate negotiation.

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

Shrewsbury & Mid Wales

Theatre Royal, 14 Shoplatch, Shrewsbury, SY1 1HR

01743 284200

shropshire@struttandparker.com
 struttandparker.com



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