



The White House, Lyth Hill Road, Shrewsbury

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# The White House

## Lyth Hill Road

### Shrewsbury

#### SY3 0AU

A beautifully presented family home benefiting from gardens and paddock extending to about 4.36 acres with outstanding views. An additional 3.32 acres are available by separate negotiation.

Shrewsbury and train station 4.6 miles (London Euston 2 hours 27 minutes), A5 (Bayston Hill roundabout) 0.9 mile, M54 (A5/junction 7) 11.1 miles, Birmingham International Airport 57.0 miles

Storm porch | Reception hall | Drawing room  
Sitting room | Dining room | Kitchen/breakfast/  
family room | Utility room | Boot room  
Cloakroom/shower room | Pantry | Principal  
bedroom with dressing area and en suite  
bathroom | 3 Further bedrooms, 1 en suite  
2 Family bathrooms | Study | Garden | Double  
garage | 2 Outbuildings | About 4.36 acres (an  
additional 3.32 acres are available by separate  
negotiation)

EPC rating D

### The property

The White House is a house of poise and character which has been renovated and extended by the current owners to create a light filled and spacious family home. The property has outstanding views from every window over the private gardens and grounds and towards the open countryside.

The ground floor accommodation flows from a welcoming reception hall and briefly comprises an extensive drawing room with wooden flooring, fireplace and bi-fold doors to the terrace, a generous sitting room with bay

window and freestanding woodburning stove, and two double bedrooms, one with en suite shower room, and a modern family bathroom. The remaining reception rooms can be found on the lower ground floor and comprise a 24 ft. beamed dining room with fireplace with woodburning stove, a large bay with French doors to the terrace and a door to a generous pantry. The original kitchen has been extended and there is a vaulted ceiling with floor to ceiling windows offering further views. The kitchen has ample dining and entertaining space with a range of wall and base units including a Fisher and Paykel fridge/freezer and range cooker, along with a large central island with breakfast bar and French doors to the terrace. A neighbouring boot room with cloakroom/shower room and inter-connecting fitted utility room with Belfast sink complete the facilities.

On the top floor, a generous landing gives access to a spacious principal bedroom with built-in storage, fitted dressing area and contemporary en suite bathroom, there is also one further double bedroom, a modern family shower room and separate study.

### Outside

The property is approached through a five-bar gate over a long, sweeping tree-lined tarmac driveway to the property. To the front of the property there is ample parking and access to a detached double garage. There is a separate building used for storage, which could be converted into ancillary accommodation, subject to planning permission. The generous garden surrounding the property is laid mainly to lawn bordered by mature shrubs and trees and features a garden pond, numerous seating areas and large paved terraces, ideal for entertaining and al fresco dining. There is also a paddock that is mostly level and well drained, making it ideally suited for equestrian or small holding use. The gardens and grounds total about 4.36 acres.

Available by separate negotiation are two further paddocks totalling about 3.32 acres.

















## Location

The small village of Bayston Hill has a thriving community spirit and a range of day-to-day amenities including two churches, a village hall, library, GP practice, three public houses and a popular primary school, all surrounded by fantastic countryside walks and bridle paths. More extensive shopping, service and leisure facilities are available in nearby Shrewsbury, the mediaeval county town of Shropshire. The A5 provides access to the M54 and regional motorway network beyond and Shrewsbury station offers regular services to Birmingham, London and Wales. The area offers a good selection of state primary and secondary schooling including The Priory School (rated Outstanding by Ofsted) together with a wide range of independent schools including Shrewsbury, Shrewsbury High, St. Winefride's and Prestfelde.

## Directions

Follow Sat Nav to SY3 0AU

What3words cutaway.stockpile.means

## General

**Local Authority:** Shropshire County Council

**Services:** Mains electricity, gas and water.

Private drainage that we understand complies with current regulations. The current owners had a new gas heating system installed in 2017 including associated pipework.

**Council Tax:** Band G

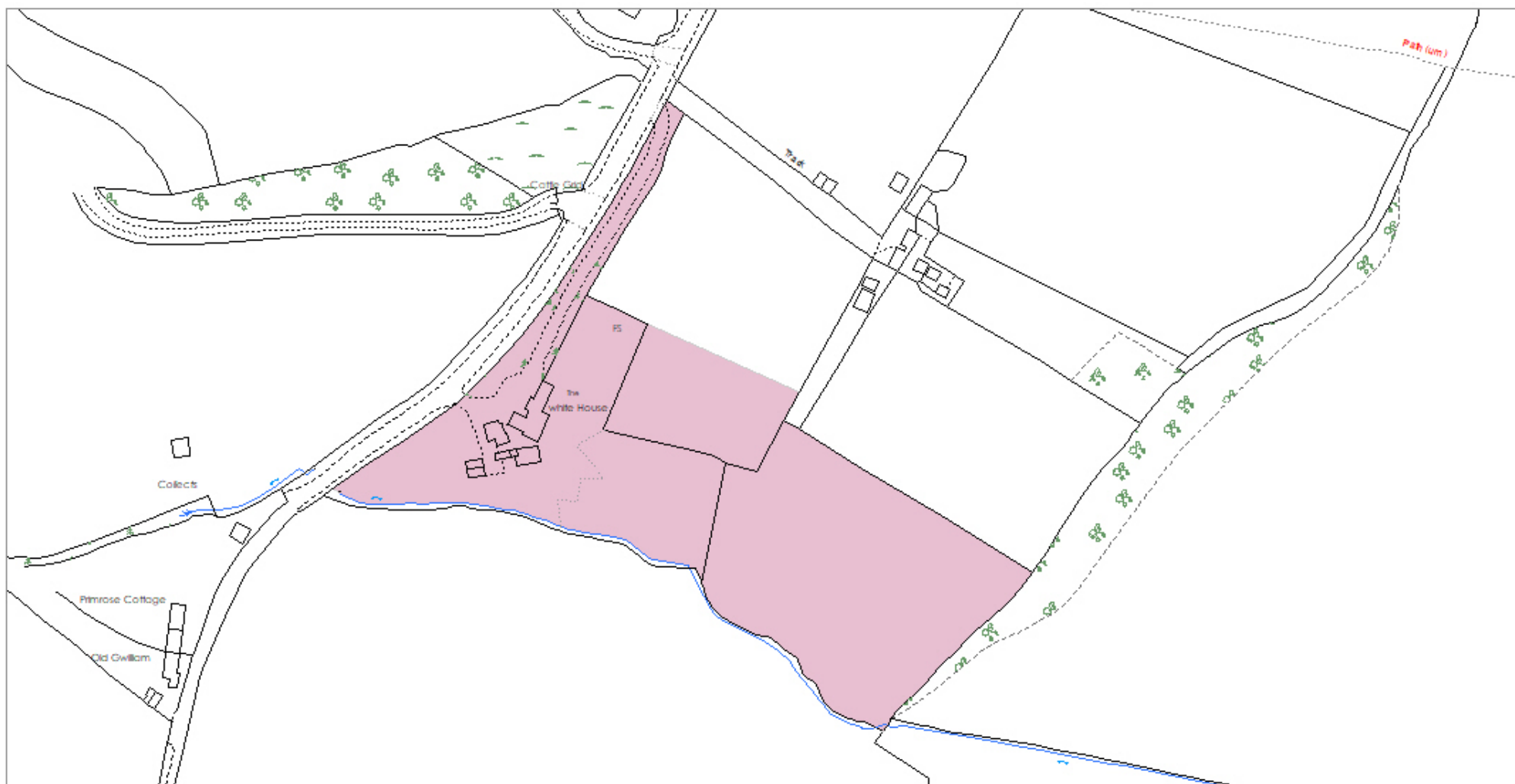
**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

**Guide price:** £1,500,000

**Tenure:** Freehold

**Wayleaves, rights of way and easements:** The property is sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.





## The White House, Lyth Hill Road, Shrewsbury, SY3 0AU



The White House - 1.77 ha / 4.36 ac

Land available by separate negotiation - 1.34 ha / 3.32 ac

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

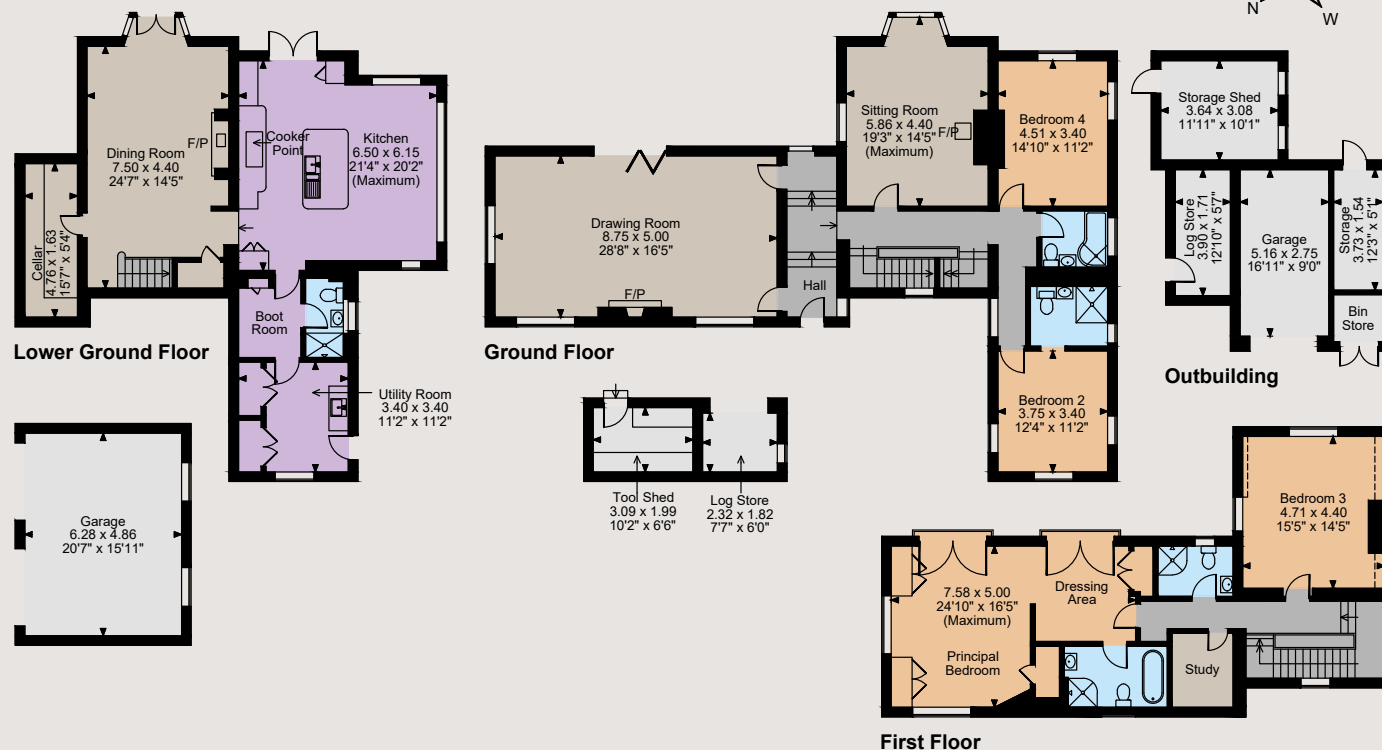
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Floorplans  
House internal area 3,438 sq ft (319 sq m)  
Garages internal area 482 sq ft (45 sq m)  
Outbuilding internal area 285 sq ft (27 sq m)  
Tool shed and log store internal area 118 sq ft (11 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ □ Denotes restricted head height  
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## Shropshire and Mid Wales

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