HOLLAND
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Holland Broadbridge, 5 Barker Street, Shrewsbury, Shropshire, SY1 1QJ

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HOLLAND
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Orwell Lyth Bank, Shrewsbury, Shropshire, SY3 0BE

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Offers In The Region Of £599,995

Viewing: strictly by appointment through the agent

Holland Broadbridge
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t: **01743 357000**
e: **sales@hbshrop.co.uk**

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Orwell Lyth Bank, Shrewsbury, Shropshire, SY3 0BE

A rare opportunity has arisen to acquire a unique, split level, three/four-bedroom detached house in sought after Lyth Bank. Orwell House has been individually designed to make the most of the panoramic views towards the Shropshire Hills and its south facing outlook. It offers spacious, well-proportioned and flexible living accommodation throughout, including generous reception spaces, a wonderful galleried landing and large double bedrooms. The gardens are a particular feature, including a private patio offering some of the best views in the area. The house offers new owners the chance to move straight in, and enjoy the house as it is, or re-model and create a larger property. It is highly adaptable and could suit growing families, those working from home or multi-generational living. Lyth Bank is a highly regarded semi-rural location, renowned for its picturesque countryside, beautiful setting and exceptional views. The area is characterized by attractive properties, open farmland and a strong sense of community, whilst still offering convenient access to excellent amenities, schools and links to the medieval town centre of Shrewsbury. Early viewing comes highly recommended by the selling agent.

The accommodation briefly comprises of the following: Storm porch, reception hallway, cloakroom, lounge, dining area, ground floor bedroom/sitting room, kitchen/breakfast room, rear lobby, first floor landing having three double bedrooms, refitted bathroom, generous driveway, large garage, well established front and rear enclosed gardens, stunning aspect to rear towards local farmland, countryside and beyond, double glazing, gas fired central heating. Viewing is highly recommended.

The accommodation in greater detail comprises:

Storm porch with sealed unit double glazed wooden framed door with matching window to side gives access to:

Reception hallway
Having radiator.

Door from reception hallway gives access to:

Cloakroom
Having low flush WC, wall mounted wash hand basin, tiled floor, sealed unit double glazed window to front.

Doors from reception hallway gives access to:

Lounge
16'4 x 11'11
Having three wall light points, feature wood burning stove set to an exposed chimney breast, radiator, double glazed sliding patio door giving access to the property's rear garden and providing stunning views towards local farmland countryside and beyond. Access from lounge and door from reception hallway gives access to:

Dining area
11'3 x 7'8
Having sealed unit double glazed window overlooking the property's rear garden and providing a stunning aspect towards local farmland, country side and beyond, radiator, feature exposed brick wall.

From reception hallway door gives access to:

Bedroom one/sitting room
16'5 x 11'2
Having sealed unit double glazed window to front, radiator.

From reception hallway tiled steps lead down to:

Kitchen/breakfast room
17'1 x 11'7
Having a range of eye level and base units with built-in cupboards and drawers, integrated oven, four ring electric hob over, integrated dishwasher, fitted worktops with inset stainless steel 1 1/2 sink drainer unit with mixer tap over, two radiators, tiled floor, tiled splash surrounds, wood effect UPVC double glazed French doors giving access to the property's rear garden and providing a stunning aspect towards local farmland, countryside and beyond, service door to garage.



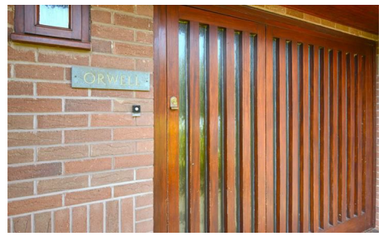










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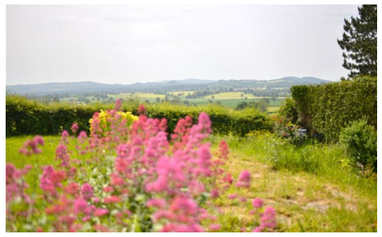
£599,995

















Part glazed sealed unit double glazed door from kitchen/breakfast room gives access to:

Rear lobby
Having tiled floor, French doors giving access to rear gardens.

From reception hallway stairs rise to:

Half landing
From half landing doors give access to: Two double bedrooms and refitted bathroom.

Bedroom
13'5 x 9'8 excluding wardrobe recess
Having wood effect UPVC double glazed window providing a stunning aspect to the rear towards local farmland, countryside and beyond, range of fitted wardrobes with centralised dressing table, eye level storage cupboards, radiator, two wall light points.

Bedroom
11'9 x 11'8
Having sealed unit double glazed window to front, radiator, vanity unit with wash hand basin.

Refitted bathroom
Having a four piece suite comprising: Timber style panel bath, tiled shower cubicle, wall hung wash hand basin, radiator, large linen store cupboard, sealed unit double glazed window to side, part tiled to walls.

From half landing stairs rise to:

First floor landing
Door then gives access to:

Bedroom
19'6 x 13'0
Having part sloping ceiling, sealed unit double glazed windows to front and rear of property with the rear providing a stunning aspect towards local farmland, countryside and beyond, eaves storage cupboard, radiator.

Outside
To the front of the property there is a generous driveway providing ample off street parking, mature front gardens which provide good levels of privacy and mature shrubs, plants, bushes and trees. To the left hand-side of the property there is a useful hard standing area which could be suitable for further vehicles, caravans etc. From the driveway access is given to:

Large garage
16'6 x 11'8
Having up and over door, glazed window to side, fitted worktop with space for appliances, floor mounted gas fired central heating boiler.

Rear gardens
The rear gardens comprise: Paved patio area, paved sun terrace, lawn gardens, raised beds, mature shrubs, plants and bushes. The rear gardens offering a stunning aspect towards local farmland, countryside and beyond.

Directions
From Shrewsbury head out on the Longden Road and continue through the village Hook-a-Gate. On leaving Hook-a-Gate take the next left signed posted for Lyth Bank and Lyth Hill and then continue for approximately 0.8 of a mile and the property can be found on the right hand-side clearly identified with our For Sale board.

Services
Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND F

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Tenure
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.
Holland Broadbridge refers clients to carefully selected local service companies, as we believe you may benefit from using their services. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

Disclaimer
Any areas / measurements are approximate only and have not been verified.
VACANT POSSESSION WILL BE GIVEN ON COMPLETION.
Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



Total area: approx. 171.7 sq. metres (1847.9 sq. feet)

For illustrative purposes only.Not to scale
Prepared by Shropshire Property Professionals
Tel: 07817 773 526 - www.spp-property.co.uk
Plan produced using PlanUp.

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