



Kerdoon, Lyth Hill, Shrewsbury, Shropshire

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

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

Kerdoon was designed and built by an architectural firm specialising in Scandinavian design, embracing qualities such as well-proportioned rooms, light and airy spaces and excellent lateral living thanks to the carefully constructed layout. By focusing on easy accessibility and indoor/outdoor living, Kerdoon is a truly bespoke lifestyle property. Designed with comfort and accessibility in mind, Kerdoon offers buyers the opportunity to enjoy this one of a kind property with uninterrupted views of the iconic Shropshire hills. 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 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 Priors 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.

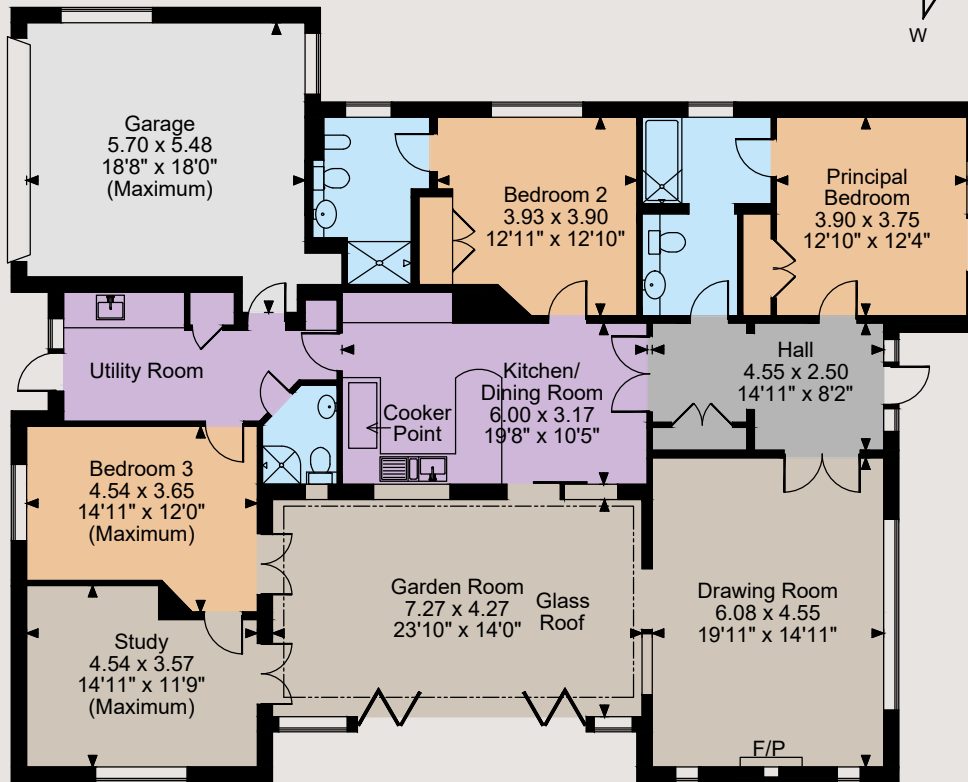
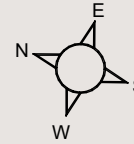
The A5 provides road links to the North-West via Oswestry, whilst the M54 provides links to Birmingham. A rail service is available in Shrewsbury. Regional airports are available at Liverpool, Manchester and Birmingham.

Directions

Follow SatNav 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.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8583364/KRA



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: £995,00

Agent's 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

01743 284200

shrewsbury@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken February 2024. Particulars prepared February 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



For the finer things in property.

