



Byways, Lyth Hill, Shrewsbury, Shropshire

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# Byways Lyth Hill, Lyth Bank, Shrewsbury, Shropshire, SY3 0BS

A wonderfully proportioned family home with a versatile detached annexe occupying an elevated position on Shrewsbury's coveted Lyth Hill

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

Reception hall | Drawing room | Family room  
Dining room | Open plan kitchen/dining room  
Utility | Cloakroom | Principal bedroom with dressing room & en suite shower room  
3 Further bedrooms | Family bathroom  
Double garage | Carport | Annexe

EPC rating C

## The property

Byways is a substantial and well-balanced family home constructed in 1995 with an excellent flow of rooms orientated toward the far-reaching countryside views. The house stands centrally within beautifully landscaped gardens upon Shrewsbury's enviable Lyth Hill, a location renowned for its breath-taking views and semi-rural walks along the historical Shropshire Way.

The reception space radiates from a welcoming central hallway laid with wooden flooring and a staircase leading to the galleried first-floor landing. To either side, double doors lead to the drawing room and family room respectively, both of which have splendid south-facing views to the front aspect. The spacious drawing room features a Clearview stove set into a striking inglenook fireplace and has French doors leading onto the terrace outside.

The L-shaped open-plan kitchen/dining room provides a superb space for both everyday living and larger scale entertaining. The kitchen is fitted with bespoke David Hartill cabinetry units under granite worksurfaces, a central island and gas fired AGA, along with a range of integrated appliances.

Upstairs, the galleried landing leads to four double bedrooms, three of which have built-in storage, including the principal bedrooms dressing room. The principal bedroom also has an en suite shower room. Additionally, there is a family bathroom with a freestanding bathtub and a separate shower unit. There is access from the landing to a part boarded loft space via a pull down ladder.

## Outside

Byways is approached through electric double gates via a block-paved driveway providing plenty of parking and access to the detached double garage and single carport with storage above. Above the garage there is a useful annexe with air-conditioning, which could serve as a home office or gym with a cloakroom and kitchenette.

The front garden is south-facing and includes immaculate lawns with staggering views of the Shropshire Hills. Extending from the rear of the house is a paved terrace with large expanse of lawn beyond divided by a mature hedgerow. Throughout the grounds are flowerbeds well-stocked with a variety of seasonal flowering plants and mature shrubs, along with a number of specimen trees.

A charming wisteria walkway leads down to a superb entertaining area designed to maximise on the evening sun. There is a summerhouse with power and heating which stands on a decked terrace with bar structure and seating area. A raised decked terrace provides further alfresco dining space along with a summerhouse.

At the bottom of the garden is a brick built garage providing additional storage space for garden equipment.







## Location

Byways stands in an elevated position on Shrewsbury's coveted Lyth Hill with its panoramic views of the South Shropshire Hills. The property enjoys direct walking along Lyth Hill Nature Reserve with areas of open grassland and woodland, a site that inspired the English author and poet Mary Webb. 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 Satnav to SY3 OBS approaching from Hook-A-Gate not Lyth Hill Road.

what3words: height.stuck.bugs





Byways Lyth Hill, Lyth Bank  
 Main House internal area 2,489 sq ft (231 sq m)  
 Garage internal area 382 sq ft (35 sq m)  
 Annexe internal area 370 sq ft (34 sq m)  
 Total internal area 3,415 sq ft (317 sq m)



**General**

**Local Authority:** Shropshire Council  
**Services:** Mains electricity, gas, water and drainage.

**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

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

**Tenure:** Freehold

**Guide Price:** £1,200,000

**Shrewsbury**

14 Shoplatch, Theatre Royal, Shrewsbury, SY1 1HR

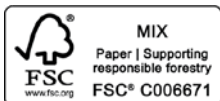
**01743 284200**

shrewsbury@struttandparker.com  
 struttandparker.com

@struttandparker

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