



**MILLER
EVANS**

SHREWSBURY'S ESTATE AGENT

**Springmere, Lyth Hill Bayston Hill, Shrewsbury,
SY3 0EY**

£785,000

To view this property please call us on **01743 236 800** Ref: T6935/SL/KQ

Situated in an enviable position with unrivalled views of the South Shropshire hills, Springmere is a substantial and superior, detached family residence.

ONLINE VIEWING. We are delighted to offer a now rare opportunity to purchase a substantial and superior detached residence with large gardens and outstanding views. Although requiring some renovation, it combines spacious accommodation, significant potential and the possibility to adapt the already generous layout if desired.

THE SELLERS OF SPRINGMERE HAVE COMMISSIONED AN ARCHITECT TO PREPARE DRAWINGS TO ILLUSTRATE WAYS IN WHICH SPRINGMERE MIGHT BE MODERNISED TO FORM A STUNNING AND SIGNIFICANT FAMILY HOME. PLEASE NOTE, THAT THE SYMPATHETIC SCHEMES HAVE BEEN ACHIEVED SIMPLY BY EXTENDING OVER THE EXISTING ROOF TERRACE BUT RETAINING THE ORIGINAL FOOTPRINT OF THE PROPERTY.

Springmere is located at the end of a long private driveway with a spacious forecourt providing ample parking and turning space for guest cars and serving the formal reception area. The property is set in extensive mature, established well stocked gardens and enjoys fine, uninterrupted south facing views to the rear across the stunning Shropshire countryside with the south Shropshire hills in the distance.

The situation, whilst secluded and private, is exceptionally convenient, well placed within close proximity of village amenities, shops, popular schools, including Shrewsbury school and the girl's high school. Shrewsbury's town centre and close to the Shrewsbury by-pass allowing easy access to motorway links making the West Midlands and the south easily accessible.

London 169miles . Chester 43miles . Birmingham 47miles.



INSIDE THE PROPERTY

ENTRANCE VESTIBULE

ENTRANCE HALL

DRAWING ROOM

25'6" x 11'10" (7.77m x 3.61m)

SNUG

9'10" x 15'2" (3.00m x 4.62m)

KITCHEN

12'0" x 12'5" (3.66m x 3.78m)

access to Wine Cellar

Opening to:

DINING ROOM

13'2" x 12'5" (4.01m x 3.78m)

From the entrance hall a STAIRCASE rises to FIRST FLOOR LANDING

BEDROOM 1

13'9" x 11'10" (4.19m x 3.61m)

BEDROOM 2

9'10" x 14'7" (2.99m x 4.44m)

BEDROOM 3

11'7" x 11'1" (3.54m x 3.38m)

BEDROOM 4

8'1" x 9'6" (2.46m x 2.90m)

BEDROOM 5

11'5" x 8'3" (3.48m x 2.52m)

FAMILY BATHROOM

SEPARATE WC

SHOWER ROOM

OUTSIDE THE PROPERTY

LARGE INTEGRAL DOUBLE GARAGE

ADJOINING WORKSHOP

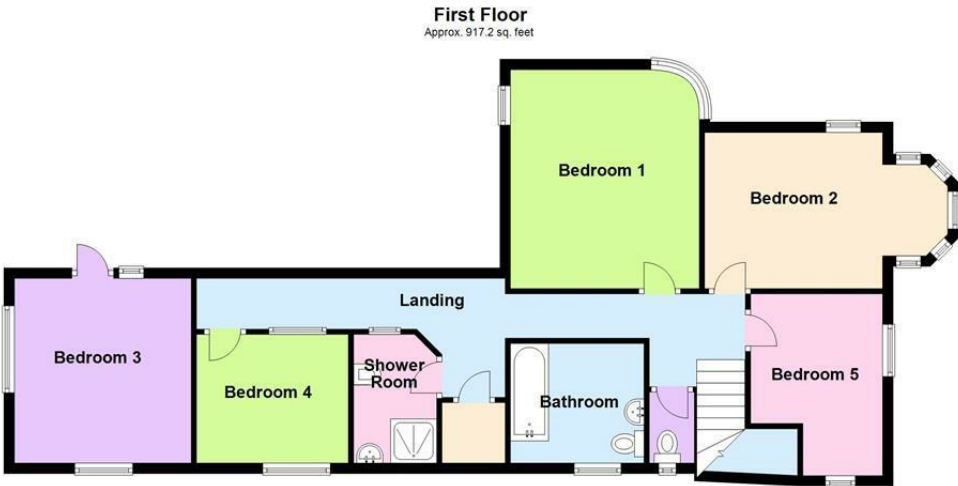








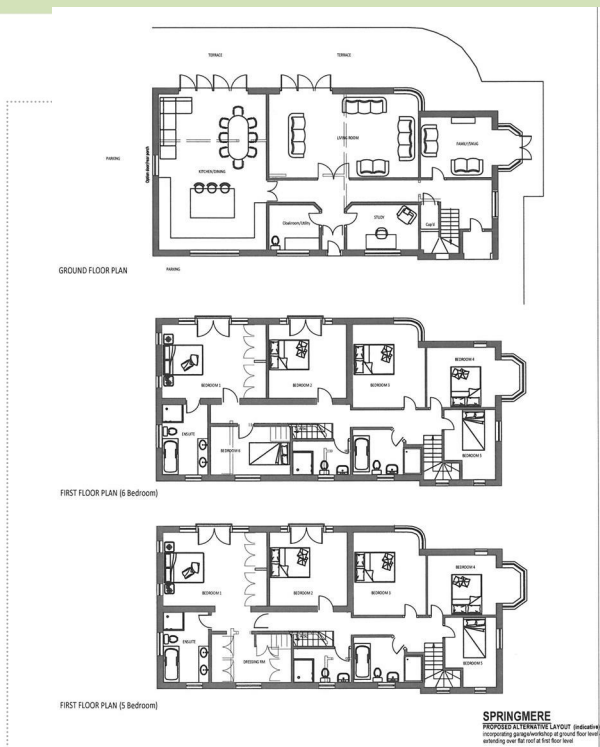
FLOOR PLANS ...



Total area: approx. 2275.3 sq. feet
Illustration For Identification Purposes Only. Not To Scale.
Plan produced using PlanUp.

HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury on the A49 south towards Bayston Hill. Upon entering the village, turn right into Lyth Hill Road and continue for some distance, eventually turning left into the private drive, signposted Springmere and indicated by the agents for sale sign.



SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

LOCAL AUTHORITIES

Shropshire Council
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

FIND OUR PROPERTIES ON:



Head Office:

Residential Sales

4 Barker Street, Shrewsbury SY1 1QJ

Tel: 01743 236800 | Fax: 01743 248671

Lettings and Property Management

6 Claremont Hill, Shrewsbury SY1 1RD

Tel: 01743 272726 | Fax: 01743 360148

South Shropshire Sales Office

4 The Square, Church Stretton SY6 6DA

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