

**FOR SALE**

Price £825,000

Lyth Hill View, Summerhouse Lane,
Longden, Shrewsbury, SY5 8HA

An impressive and beautifully appointed individual detached new build country house with a contemporary layout, generous lawned gardens and double garage, whilst adjoining farmland to the rear with wonderful views towards Lyth Hill, being on the fringe of a popular village with easy access to Shrewsbury.





- **Lovely edge of village position**
- **Spacious country home**
- **Beautiful individual design**
- **5 Double Beds, 4 Bath/Shower**
- **Double garage, Lawned gardens**
- **Stunning rear views**

DIRECTIONS

From Shrewsbury take the Longden Road past the Priory School and Nuffield Hospital. Continue through Hook-a-Gate and then on to Longden. Proceed past the Post Office and Pub and after a short distance take the next left turn onto Summerhouse Lane. Follow this up the bank and the property will be seen set back on the left.

SITUATION

The property occupies a commanding position on the edge of this popular village, adjoining open farmland to the rear with stunning open views towards Lyth Hill in the distance. The village itself provides amenities of a shop/post office, pub and primary school. The surrounding area offers some beautiful countryside for walkers, whilst Shrewsbury is very easily accessible and offers an excellent shopping centre, together with a range of schools, both private and state, with a great choice of restaurants, leisure facilities and a rail service. Regional airports include a choice of either Birmingham, Manchester or Liverpool.

DESCRIPTION

A stunning architect designed and truly individual new build detached country family house set on the small bespoke development of Halls Court containing just 3 homes. The property itself has been thoughtfully planned with a luxury quality build and comes with a 10 year structural warranty (Buildzone Insurance), whilst combining a particularly generous layout with a beautiful standard of appointment, which will no doubt appeal to a wide range of buyers seeking contemporary living in a rural environment.

ADDITIONAL FEATURES INCLUDE:

- * Naturally lit and airy interior - total internal floor area approx 3550 sq ft (including garage)
- * Heatmiser remote accessible heating system (zoned) with underfloor heating to the ground floor and radiators to the first floor.
- * Fitted carpets, engineered oak flooring and porcelain floor and wall tiles included where indicated.
- * Engineered oak internal doors and oak staircase.
- * Fabulous bespoke fitted kitchen with quartz work surfaces/island, high gloss faced kitchen units and quality appliances.
- * Large utility with great storage capacity and integral appliances.
- * TV connection points and wardrobes to all bedrooms.
- * Both lounge and living/dining/kitchen feature bi-fold doors.
- * Hard wired Ethernet throughout to each room. LED Lighting.
- * Double garage with electric door and electric charging point.
- * Security alarm system.
- * Electric entrance gates with video entry.
- * Generous lawned gardens and substantial alfresco dining patio.

ACCOMMODATION

PORCH

RECEPTION HALL

With oak staircase rising to the first floor, walk-in under stairs storage.

GUEST CLOAKS/WC

With wall hung vanity unit, close coupled WC, heated sensor wall mirror with lighting

LOUNGE

With an imposing fireplace having slate tiled hearth, Dunsley contemporary LOG BURNER and concealed lighting over, bi-fold doors leading out to the sun patio with wonderful views.

FAMILY/PLAY ROOM

A versatile family room.

STUDY

With garden view.



Total area: approx. 3550 sqft

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception
Room/s



5 Bedroom/s



4 Bath/Shower
Room/s



OPEN PLAN LIVING/DINING/KITCHEN

A stunning room laid out as follows:

LIVING/DINING AREA

With wall hung MEDIA CABINET incorporating two cupboards and TV connection point over. Large picture window taking advantage of the rear views. Bi-fold doors leading out onto the patio.

KITCHEN AREA

With bespoke designed luxury kitchen comprising extensive QUARTZ RAPTURE work tops with up-stand and built in sink unit having instant boiling water. Extensive fitted cabinets finished in Savannah high gloss and including base and eye level cupboards, "Magic Corner" storage unit, drawer unit, integrated WINE COOLER, integrated tall LARDER REFRIGERATOR, built in NEFF APPLIANCES to include COFFEE MAKER, COMBINATION MICROWAVE OVEN and TWO SEPARATE BUILT IN OVENS with tilt and slide doors. Under unit eye level and skirting LED lighting, LARGE MATCHING ISLAND with QUARTZ work top, built in electric INDUCTION HOB UNIT and DOWN DRAUGHT EXTRACTOR, base cupboards, BREAKFAST BAR with contemporary pendant light fittings over.

UTILITY ROOM

With extensive QUARTZ RAPTURE work top and up-stand, built in sink unit. Comprehensive range of base and eye level high gloss storage units, integrated BOSCH WASHING MACHINE and HOOVER CONDENSING TUMBLE DRYER. Tall storage unit including double cupboard with internal charging power point, integrated FREEZER. Walk-in cylinder cupboard containing Tempest hot water cylinder.

FIRST FLOOR LANDING (PART GALLERIED)

Built in airing cupboard and built in storage cupboard. Spaciously proportioned and including fold-down wooden access ladder leading to a spacious LOFT STORAGE ROOM, fully complete with power points and lighting. Access to eaves storage space, wall hung Rack incorporating GIGABIT. Accessible plumbing.

MASTER BEDROOM 1

With large window opening including twin French doors and side windows giving access onto the SUN BALCONY having stainless steel and glazed balustrade. Walk-in DRESSING ROOM with built in wardrobe having hanging rails, storage unit and sliding mirrored doors.

EN-SUITE SHOWER ROOM

With tiled shower cubicle with direct feed rain head and separate hand held attachment. Wall hung vanity unit, close coupled WC, sensor heated wall mirror with lighting.

BEDROOM 2

With fitted wardrobe having hanging rails and storage unit with sliding part mirrored doors.

EN-SUITE SHOWER ROOM

With walk-in tiled shower cubicle with direct feed rain head and separate hand held attachment, wall hung vanity unit, close coupled WC.

FAMILY BATH/SHOWER ROOM

With contemporary TWIN ENDED BATH having wall mounted mixer tap, corner vanity unit with granite surround and tiled splash, selection of cupboards and drawers under. Sensor heated wall mirror with lighting, SHOWER CUBICLE with direct feed rain head and separate hand held attachment, close coupled WC.

BEDROOM 3

With fitted wardrobe range having hanging rails and storage unit with sliding part mirrored doors.

BEDROOM 4

With built in wardrobe having hanging rails and storage unit with sliding part mirrored doors.



GUEST BEDROOM 5

With built in wardrobe having hanging rails and storage unit with sliding part mirrored doors.

EN-SUITE SHOWER ROOM

With corner tiled shower cubicle with direct feed rain head and separate hand held attachment, wall hung vanity unit, close coupled WC. Sensor heated wall mirror with lighting.

OUTSIDE

The property is approached through ELECTRIC TWIN ENTRANCE GATES WITH VIDEO ENTRY PAD and a separate pedestrian side access gate. Wide block paved driveway and parking area which extends down the side of the house with ample space for a boat/caravan/trailer etc.

INTEGRAL DOUBLE GARAGE

With ELECTRIC UP AND OVER ENTRANCE DOOR, wall mounted gas fired central heating boiler, power and lighting. ELECTRIC VEHICLE CHARGING POINT.

THE GARDENS

These have been landscaped to provide a raised large barked bed to the front incorporating a number of trees with brick walling and copings. Lawns and pathways extend down both flanks of the house. At the rear is a generous size lawn with extensive INDIAN STONE FLAGGED PATIO which extends beyond the width of the house and provides an ideal area for alfresco dining and sun loungers and also includes the canopy under the sun balcony. External house wall lighting, front and rear cold water taps and electric double power point.

GENERAL REMARKS

FIXTURES AND FITTINGS

The fitted carpets as laid and hard flooring are included in the sale.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. Gas fired central heating. Not tested by Halls.

TENURE

Freehold. Purchasers must confirm via their solicitor.

LOCAL AUTHORITY

Shropshire Council, Shrewsbury. Tel: 0844 448 1644.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. E: shrewsbury@halls gb.com

Lyth Hill View, Summerhouse Lane, Longden, Shrewsbury, SY5 8HA



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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01743 236444

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