



## **Lydcote, 8 The Lyde, Bromlow, Shrewsbury, Shropshire, SY5 0EB**

**£419,995**

A 3 bedroom detached cottage in a private, idyllic elevated setting. with spectacular views across surrounding countryside and is set in approximately 3.55 acres. Accommodation includes: Hall, Living Room, Delightful Sun Room, Fitted Kitchen / Dining Room, Bathroom, Landing, Bedroom One with En-Suite, Two Further Bedrooms, Gardens and Grounds Offer Paddocks With 3 Bay Stable Block , Vegetable Area, Woodland, Pool , Double Garage, Double Car Port. Viewing Absolutely Essential For Full Appreciation.



## **Lydgate, 8 The Lyde, Bromlow, Shrewsbury, Shropshire, SY5 0EB2988**

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

### **Directions**

From Shrewsbury take the A488 Bishops Castle road through Minsterley and Hope Valley, continue to The Gravels turning right signposted Hemford. Continue on this road passing the Abels's Harp bearing left signposted Bromley and Brockton. Continue for approx 500 yds turning into a lane on the left hand side signposted Green Acres continue along this lane and 8 The Lyde is the next house you will come across.

### **Accommodation comprises**

Glazed wooden entrance door to

### **Enclosed Porch**

Front and side windows, glazed wooden door to

### **Entrance Hall**

Double radiator, door to Inner Lobby and

### **Living Room** 12' 7" x 12' 0" (3.83m x 3.65m)

Exposed brickwork to chimney breast, cast iron multi-fuel stove set to slate hearth, wood style laminate floor, radiator, 2 double glazed windows with magnificent views across to Long Mountain, double doors to

### **Sun Room** 12' 6" x 8' 4" (3.81m x 2.54m)

Ceramic tile floor, radiator, double glazed windows and patio doors leading to rear garden.

### **Kitchen/Dining Room**

Exposed brickwork to chimney breast, fitted with cream painted units, solid wood work tops with Belfast style glazed sink, further tiled work surfaces, double radiator, double glazed french doors and window overlook countryside from an elevated position.

### **Bathroom**

Fitted with 3 piece suite including bath with mixer tap and shower fitting, electric shower unit, wash basin, WC, radiator, extractor fan, double glazed window, under stairs storage cupboard.

### **Inner Lobby**

Staircase leading to

### **First Floor Landing**

Double glazed window.

### **Bedroom 1** 12' 7" x 12' 0" (3.83m x 3.65m)

Double radiator, dual aspect double glazed window overlooking grounds and countryside beyond, range of fitted wardrobes to one wall.

### **En Suite**

With WC and wash basin, extractor fan and tiled walls.

### **Bedroom 2** 12' 10" x 11' 5" (3.91m x 3.48m)

Ornate cast iron fireplace, double radiator, double glazed window with fine views to the front, built in airing cupboard.

### **Bedroom 3** 11' 4" x 6' 3" (3.45m x 1.90m)

Double glazed window with similar views to Bedroom 1, radiator.

### **Outside**

The property is approached from the lane over a driveway with 2 paddocks to either side, 3 bay wooden stable block with pitched roof. Gate leads to circular gravel drive providing ample parking and turning, central lawn with bed, lawn and borders with selection of trees.

### **Double Garage** 19' 4" x 18' 0" (5.89m x 5.48m)

Brick built with pitched roof and storage loft above. Twin double doors, 2 double glazed windows, stable door to the side, staircase leading to boarded loft with double glazed window - this would make an ideal office..

### **Double width Wooden Frame Car Port**

### **Vegetable Garden**

Divided from the drive by a low stone wall offering raised beds with lawn areas around, brick and metal frame green house, circular patio to the side and enclosed by fencing.

A further garden area is approached from the Sun Room on to a patio with extensive lawns beyond, beds and borders enclosed by fencing.

### **Garden Office**

To the side of the property, in 2 sections with windows and power supply.

Gardens extend around the perimeter of the property. From the Vegetable Garden a gate leads through to a wooded area with large pool. From gravel drive a gate leads onto a drive providing access to a small 3rd Paddock.

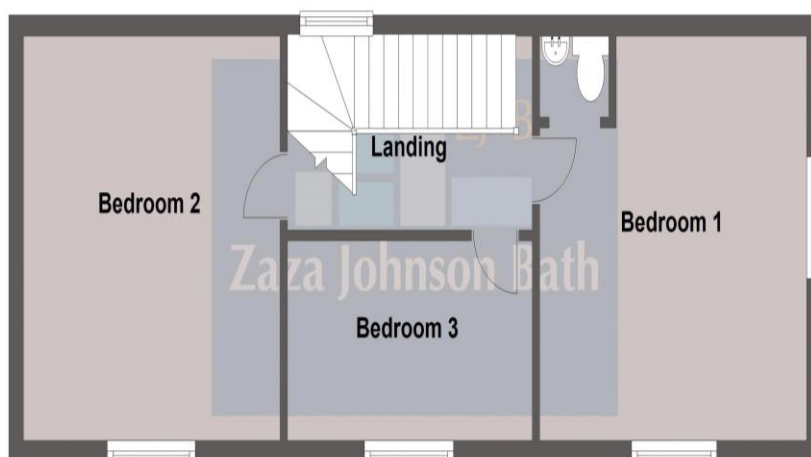
**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your Solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

**VACANT POSSESSION UPON COMPLETION**



First Floor



## FLOOR PLANS FOR GUIDANCE ONLY

Energy Performance Certificate			
<b>Address:</b> 8, The Lyde, Bromford, Ministerley, SHREWSBURY, SY9 0LB <b>Dwelling type:</b> Detached house <b>Date of assessment:</b> 11 October 2008 <b>Date of certificate:</b> 13 October 2008 <b>Reference number:</b> 8594-1495-4220-5596-8083 <b>Total floor area:</b> 84 m <sup>2</sup>			
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO <sub>2</sub> ) emissions.			
<b>Energy Efficiency Rating</b> 		<b>Environmental Impact (CO<sub>2</sub>) Rating</b> 	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.			
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> ) emissions. The higher the rating the less impact it has on the environment.			
<b>Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home</b>			
	Current	Potential	
Energy use	348 kWh/m <sup>2</sup> per year	313 kWh/m <sup>2</sup> per year	
Carbon dioxide emissions	6.1 tonnes per year	5.5 tonnes per year	
Lighting	£78 per year	£41 per year	
Heating	£705 per year	£648 per year	
Hot water	£161 per year	£153 per year	
Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy savings recommendations will evolve.			
To see how this home can achieve its potential rating please see the recommended measures.			
The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance. For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 512 or visit <a href="http://www.energysavingtrust.org.uk/myhome">www.energysavingtrust.org.uk/myhome</a>			





### **FREE MORTGAGE ADVICE**

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages who is based at our office call us on **01743 248351**

**Whole of Market**, clear and relevant tailored to your individual needs and circumstances.

**Your home may be repossessed if you do not keep up repayments on your mortgage**