



Lynton, Weston-Under-Redcastle,  
Nr Shrewsbury, SY4 5UX

Helping *you* move





**Lynton, Weston-Under-Redcastle, Nr Shrewsbury, SY4 5UX**

**Offers In Region Of £575,000**



**A superb four bedroom, four bathroom detached family home set on a generous plot with beautifully maintained gardens, driveway and detached open fronted carport, situated in the picturesque and most sought after village of Weston-Under-Redcastle.**

- **Superb Detached House**
- **Four Double Bedrooms**
- **Three En Suites and Family Shower Room**
- **Sought After Village Location**

- **Beautifully Maintained Gardens**
- **Fabulous Garden Room with Vaulted Ceiling**
- **Driveway and Detached Open Fronted Carport**
- **EPC D, Council Tax Band E, No Chain**





Offered for sale with no upward chain, Lynton is a superb four bedroom, four bathroom detached family home situated in the picturesque and most sought after village of Weston-Under-Redcastle and is within a stones throw of the renowned Hawkstone Park Golf Course and the historic Hawkstone Follies. Set on a generous plot with beautifully maintained gardens, driveway and detached open fronted double carport it provides well presented, substantial accommodation ideal for family life. All the rooms have excellent proportions and the ground floor includes an Entrance Hall with Karndean flooring, spacious Lounge, well equipped Kitchen with log burner opening into an impressive Garden Room with feature vaulted ceiling, Dining Room, Utility Room, ground floor Bedroom, modern Shower Room and a useful Office. The first floor provides Three Further Double Bedrooms, all of which have En Suite Bathrooms. Externally, the property is approached over a driveway leading to a detached open fronted double carport providing excellent parking facilities for several vehicles. The large rear garden provides plenty of space for entertaining with manicured lawns, paved patio, decked seating area, summer house and well stocked borders filled with an abundance of mature shrubs, plants and trees.





## LOCATION

The property is set in a Conservation Area in a sought after location in the picturesque village of Weston Under Redcastle. It is adjacent to the renowned Hawkstone Park Hotel with its two 18 hole golf courses and is close to the famous Hawkstone Follies historic parkland with beautiful walks through stunning landscape. The magnificent Hawkstone Hall and Gardens is also nearby. Weston under Redcastle is approximately 13 miles north of the medieval county town of Shrewsbury and approximately 4 – 9 miles from the market towns of Wem, Whitchurch and Market Drayton. The larger villages of Hodnet and Prees are approximately 3 miles. The Potteries ,Telford ,Chester and Crewe with road and links are approximately 20 - 30 miles distant.



Helping *you* move



### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

### SERVICES

We are advised that mains electricity and water are available. Private drainage. Oil fired central heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

### DIRECTIONS

From Whitchurch travel south on the A41 towards Prees Heath, At the roundabout, take the second exit onto the A49 towards Shrewsbury. Proceed for approximately 5.5 miles before turning left signposted Weston-Under-Redcastle. Continue on into the village, past the church then turn immediately left towards Hawkstone Park Golf Course where the property can be found after a short distance on the left hand side about 70 metres before reaching the Hawkstone Park Hotel and Golf Club car park.

### ENERGY PERFORMANCE

EPC D. The full energy performance certificate (EPC) is available for this property upon request.

### PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

### LOCAL AUTHORITY

Council Tax Band E. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

### VIEWING

Please ring us on 01948 667272 or Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)

### METHOD OF SALE

For sale by Private Treaty.

### AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

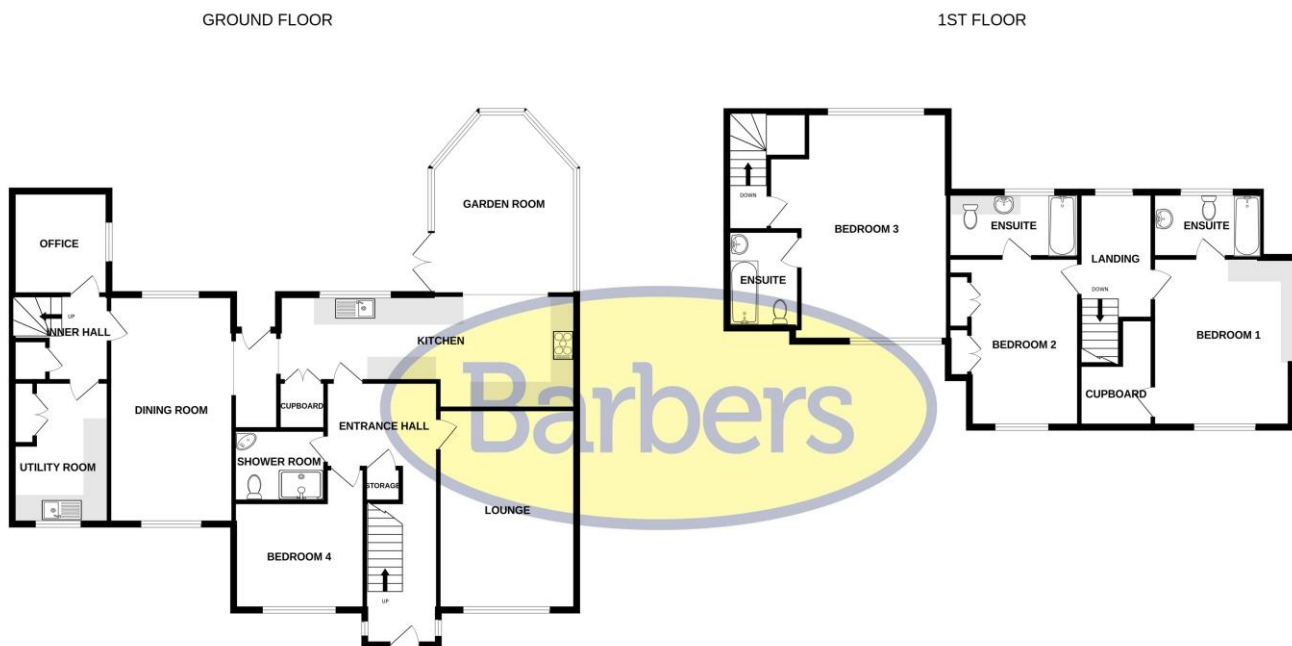
### AGENTS NOTE

The owners are connected to a member of Barbers.

WH34243 0210232308242125325



LOUNGE 17' 1" x 12' 1" (5.21m x 3.68m)	BEDROOM ONE 14' 2" x 12' 1" (4.32m x 3.68m)
KITCHEN 30' 1" x 9' 7" (9.17m x 2.92m)	EN SUITE 8' 3" x 5' 3" (2.51m x 1.6m)
DINING ROOM 19' 3" x 8' 8" (5.87m x 2.64m)	BEDROOM TWO 14' 1" x 11' 3" (4.29m x 3.43m)
GARDEN ROOM 15' 7" x 12' 7" (4.75m x 3.84m)	EN SUITE 8' 3" x 5' 3" (2.51m x 1.6m)
OFFICE 8' 9" x 8' 7" (2.67m x 2.62m)	BEDROOM THREE 19' 3" x 11' 7" (5.87m x 3.53m)
UTILITY ROOM 12' 3" x 8' 3" (3.73m x 2.51m)	DOUBLE CARPORT 17' 6" x 16' 0" (5.33m x 4.88m)
BEDROOM FOUR 12' 4" x 11' 3" (3.76m x 3.43m)	
SHOWER ROOM 8' 0" x 6' 2" (2.44m x 1.88m)	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



**WHITCHURCH**  
 34 High Street, Whitchurch, SY13 1BB | Tel: 01948 667272  
 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)  
[www.barbers-online.co.uk](http://www.barbers-online.co.uk)

**MARKET DRAYTON**  
**NEWPORT**  
**SHREWSBURY**  
**WELLINGTON/TELFORD**  
**WHITCHURCH**