



Forest View, Leasty, Bishops Castle, SY9 5LB
Price £875,000

**COBB
AMOS**

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES



Forest View, Leasty Bishops Castle

Forest View is a beautifully handcrafted countryside residence set within approximately 7.5 acres, enjoying stunning views across the surrounding forest and rolling countryside. Built sympathetically using stone from the on-site quarry alongside traditional timber beams and carpentry, the property offers a wealth of character and charm throughout. Approached via a long private driveway, this prestigious rural home benefits from spacious living accommodation, agricultural barns, stables and versatile outbuildings, making it ideal for those seeking a lifestyle property in an idyllic Shropshire setting. Early viewing is highly recommended to fully appreciate the land and exceptional surroundings on offer.

FEATURES

- Approximately 7.5 acres of land with countryside and forest views
- Beautifully constructed using stone from the on-site quarry
- Traditional timber beams and handcrafted carpentry throughout
- Agricultural barns, stables and useful outbuildings
- Long tree lined driveway in a sought-after rural Shropshire location

Material Information

Price £875,000

Tenure: Freehold

Local Authority: Shropshire

Council Tax:

EPC: C (71)

For more material information visit www.cobbamos.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Introduction

Forest View is an exceptional countryside residence, thoughtfully constructed using traditional materials including stone sourced from the on-site quarry, complemented by handcrafted timber beams. Occupying approximately 7.5 acres with around 1 acre of woodland, this prestigious rural property enjoys far-reaching views across the surrounding forest and countryside, offering privacy, character and versatility in equal measure. With substantial outbuildings, stables and beautifully positioned accommodation, Forest View presents a rare opportunity to acquire a truly special home in an idyllic setting.

Property Description

Approached via a long tree lined driveway, Forest View immediately impresses with its attractive stone façade and peaceful surroundings. Internally, the property offers spacious and well-balanced accommodation throughout.

The heart of the home is a large kitchen diner, ideal for family living and entertaining, complemented by a separate dining room and a generous living room featuring a charming fireplace. Additional ground floor accommodation includes a practical utility space and downstairs WC. Downstairs also benefits from underfloor heating across the entire downstairs.

To the first floor are three generously proportioned bedrooms together with a family bathroom and en-suite to the master. These rooms are generous sizes and offer pleasant outlooks across the surrounding land and countryside.

Combining traditional craftsmanship with an enviable rural setting, Forest View is a property that must be viewed to fully

appreciate the quality, land and spectacular views on offer.

Outside and Land

Forest View sits within approximately 7.5 acres of land including roughly an acre of woodland, making it ideal for those seeking an equestrian, smallholding or lifestyle opportunity. The grounds enjoy stunning views towards the forest and surrounding countryside, creating a peaceful and secluded atmosphere.

The property further benefits from agricultural barns, stables and useful outbuildings, offering excellent storage, workshop or livestock potential. The long private driveway enhances the sense of privacy and exclusivity, while the surrounding grounds provide ample space for recreation, gardening or equestrian pursuits.

Location

Forest View enjoys the perfect balance of countryside living with accessibility to nearby market towns and amenities.

The property is conveniently positioned approximately:

6 miles from Bishops Castle

12 miles from Ludlow

18 miles from Shrewsbury

Within easy reach of the Welsh border and the Shropshire Hills Area of Outstanding Natural Beauty

The surrounding area is renowned for its scenic landscapes, walking routes, riding opportunities and charming market towns offering independent shops, restaurants and local services.

Services

Mains electricity connected

Private water supply and drainage (subject to





verification)
Log burners (subject to verification)
Oil-fired central heating (subject to verification)
Broadband availability subject to provider confirmation

Tenure

We understand the property to be Freehold

Agents Note

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 + VAT per purchaser, in order for us to carry out our due diligence.



DIRECTIONS

From Cobb Amos in Ludlow, head south on the A49 towards Craven Arms, then take the A489 towards Bishops Castle. Continue through the countryside on the A489 before following local signs to SY9 5LB along the nearby country lanes. You will then see Cobb Amos pointer arrows directing you to the property.







We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

COBB AMOS

SALES | LETTINGS | AUCTIONS
LAND & NEW HOMES

Hereford

Telephone: 01432 266007
hereford@cobbamos.com
14 King Street, Hereford, HR4 9BW

Ludlow

Telephone: 01584 874450
ludlow@cobbamos.com
5 High Street, Ludlow, SY8 1BS

Lettings

Telephone: 01432 266007
lettings@cobbamos.com
14 King Street, Hereford, HR4 9BW

Leominster

Telephone: 01568 610310
leominster@cobbamos.com
5 Broad Street, Leominster, HR6 8BS

Knighton

Telephone: 01547 529907
knighton@cobbamos.com
22 Broad Street, Knighton, LD7 1BL

Land & New Homes

Telephone: 01584 700648
landandnewhomes@cobbamos.com
5 High Street, Ludlow, SY8 1BS

Head Office

Telephone: 01568 605300
hello@cobbamos.com accounts@cobbamos.com
First Floor Executive Suite, 5 High Street, Ludlow, SY8 1BS



www.cobbamos.com