

Lyneal Wood Farm
Lyneal | Shropshire





Lyneal Wood Farm

Lyneal, Ellesmere, Shropshire, SY12 0LE

Rurally located in beautiful Shropshire countryside, Lyneal Wood Farm presents exceptional family accommodation alongside charming equestrian facilities.

- Spacious 6-bedroom farmhouse
- Rural location with stunning views
- Open plan dining kitchen complete with AGA
- 3 further living rooms
- · Large, well appointed boot room
- Multipurpose annexe with water and electricity connection
- Equestrian facilities including 3 stables & store
- Paddocks totaling approx. 3 acres
- Vegetable garden and greenhouse
- Beautiful gardens with established wraparound lawns and mature trees







DESCRIPTION

Presented in excellent decorative order throughout, the rear entrance of Lyneal Wood Farmhouse opens into a handsome boot room, equipped with ample storage and lovely bay window seat overlooking the formal gardens to the front. Continuing further into the property, the utility room offers further storage with WC located off the central hallway.

Spacious and inviting, the quarry tiled, open plan dining kitchen offers a real 'heart of the home' with bespoke timber cabinetry, feature AGA cooker and walk in pantry. Three further reception rooms to the ground floor provide generous living, encompassing formal sitting room with Clearview logburner, large drawing room with open fireplace and additional dual aspect dining room.

Ascending to the first floor, the bedrooms are well served by a spacious landing and hallway. The principal suite is large with stunning views to the front of the property and boasting a sizeable ensuite bathroom with paneled bath, double marble top vanity basins, separate shower and walk-in wardrobe.

Five double bedrooms complete the farmhouse accommodation, one with additional ensuite, another with a quaint staircase to Mezzanine above - the ideal child's den! A family bathroom with separate shower and panelled bathtub provides ample bathing facilities for the further bedrooms.













STABLES AND OUTBUILDINGS

Externally, Lyneal Wood Farm is equipped with impressive outbuildings and al-fresco living areas, perfectly suited to rural family lifestyles. Set beyond a spacious rear driveway, the substantial annexe is fully serviced with electricity and water. Formerly used as a games room, this versatile space offers flexible living - ideal for a home office, studio, guest accommodation, or leisure area. A covered car port is situated next to the annexe, with parking for several vehicles.

The equestrian facilities are truly charming and comprise of three stables, two adjacent in the main stable barn, the last separately across the yard, abutting the gable end storage area. This sizeable storage area lends itself to tack or feed room. The larger of the paddocks is located to the front of the property with additional pasture situated behind the annexe, altogether totaling approximately 3 acres. A dog kennel is situated next to the single stable, partitioned into four secure sections, complete with external run.

An additional one-bedroom, self-contained barn conversion is available by separate negotiation.

GARDENS

Mature lawns wrap around three elevations of the farmhouse, with the formal driveway sitting to the front of the property. Conveniently positioned with easy access to the kitchen, the large patio provides an expansive al fresco dining area - the perfect setting for outdoor entertaining.

For those wishing to grow their own produce, a substantial vegetable patch, finished with raised

beds and large greenhouse, complete with irrigation system, provides a great project ready for cultivation and situated just across the lawn from the farmhouse. Tucked to the other side, the purpose-built tennis court is an added bonus - though its upkeep will fall to the responsibility of the new tenants.

LOCATION

Situated a short distance from the picturesque village of Loppington, with popular pub The Dickin Arms, Lyneal Wood Farm offers a unique blend of convenience with idyllic rural living. Further afield, Wem and Ellesmere are the closest towns, both offering an extensive range of shopping and leisure amenities. Larger destinations of Shrewsbury and Chester are within easy driving reach, both with links to larger cities of Liverpool, Birmingham and Manchester. Wem offers the closest train station, linked to Shrewsbury with regular service to London Euston.

Ellesmere 4 miles | Wem 5 miles | Shrewsbury 15 miles | Wrexham 16 miles | Chester 30 miles

DIRECTIONS

From Shrewsbury, take the A528 towards Wem, turning left and continue on the A528 at Harmer Hill just past the Bridgwater Arms. Just after entering the village of Burlton, turn right onto the B4397. Continue on this road, passing through Loppington with The Dickin Arms on your right. There will be a small pond to your left with a left turning immediately after. Take this turning and proceed until you reach the property on your left.

What3words///confetti.struck.vibe













SERVICES

Utilities: Mains water and electricity, oil central heating and hot water, private drainage.

Shropshire Council Tax Band: G

EPC: E

Internet Connection: Standard 11Mbps (Ofcom)
Mobile Phone Reception: Indoor: Limited / Outdoor:
Likely (Ofcom)

Note: There is an active shoot surrounding the property in shoot season.

TERMS & CONDITIONS

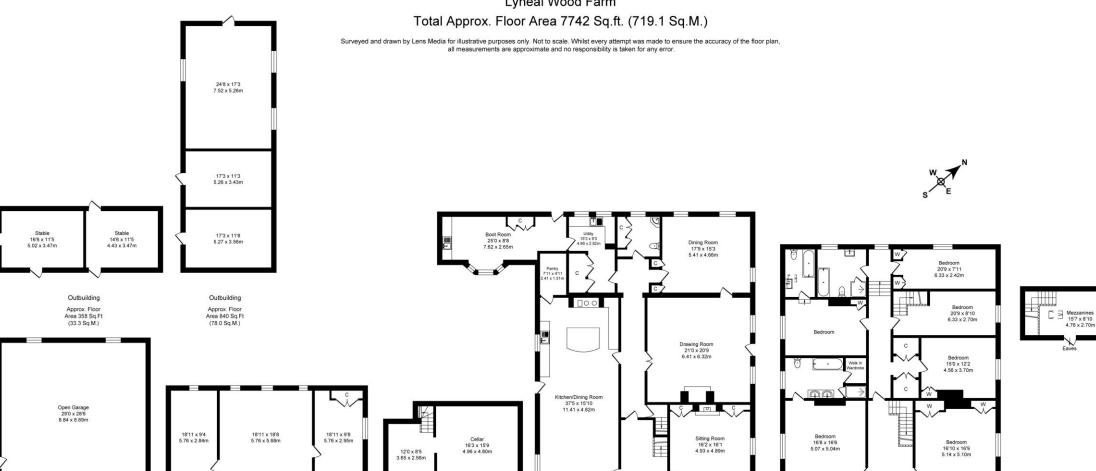
Term - 12-month fixed term, continuing to periodic tenancy thereafter. The landlord seeks a long-term tenancy.

Rent - to be paid monthly in advance at the agreed rate.

Deposit – a deposit equal to 5 weeks rent is payable upon the signing of the Assured Shorthold Tenancy (AST) agreement. The deposit will be held under the security provisions of the Tenancy Deposit Scheme (Insured) for the residential property.

A further deposit is to be held in relation to the equestrian facilities, paddocks and outbuildings, subject to contract and intended use, which is likely to make the total deposit payable equal to two months' rent (including the 5 weeks deposit accounted for against the AST agreement).

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Annexe

Approx. Floor

Area 729 So Et

Garage

Approx. Floor

Area 827 Sn Ff

Shropshire (Head Office)

Cellar

Approx. Floor

Area 389 Sn Ft

Address: Franks Barn, Preston on Severn, Uffington, Shrewsbury, SY4 4TB Contact Number: 01743 709249

Ground Floor

Approx. Floor

Area 2461 Sn Ft

(228.6 Sq.M.)

Website: larch-property.co.uk Email: info@larch-property.co.uk

First Floor

Approx. Floor

Area 2000 Sq.Ft

(185.8 Sq.M.)

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