



Lyneal Wood Farm  
Lyneal | Shropshire



LARCH  
PROPERTY







# 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.

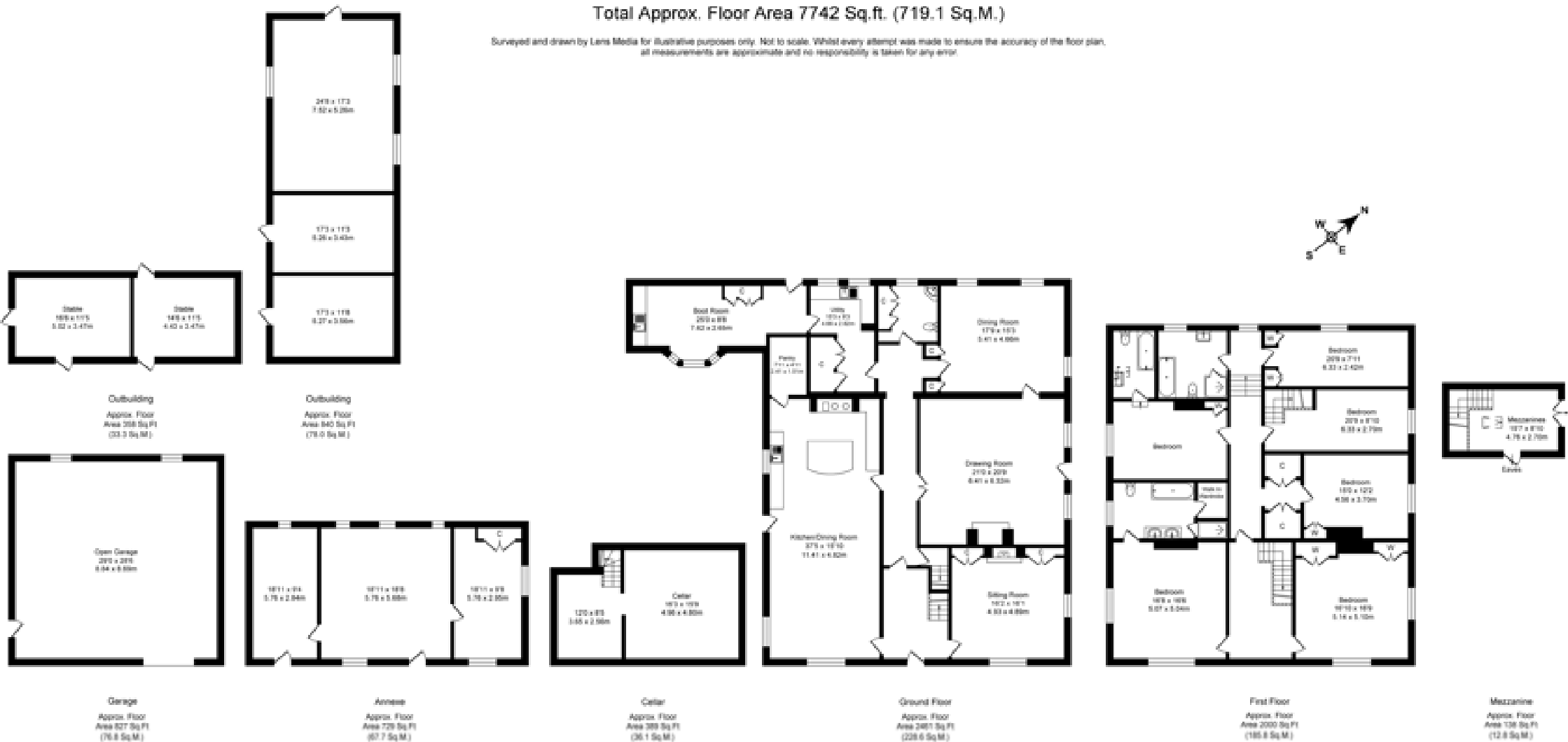
A further deposit is to be held in relation to the equestrian facilities, paddocks and outbuildings, subject to contract and intended use, which is likely to make the total deposit payable equal to two months' rent (including the 5 weeks deposit accounted for against the AST agreement).



# Lyneal Wood Farm

Total Approx. Floor Area 7742 Sq.ft. (719.1 Sq.M.)

Surveyed and drawn by Larch Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



**LARCH**  
PROPERTY

Shropshire (Head Office)  
Address: Franks Barn, Preston on Severn, Uffington, Shrewsbury, SY4 4TB  
Contact Number: 01743 709249

Website: [larch-property.co.uk](http://larch-property.co.uk)  
Email: [info@larch-property.co.uk](mailto:info@larch-property.co.uk)

JACKSON EQUESTRIAN t/a Larch Property for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order, or fit for their purpose, neither has the agent checked legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.