



The Stable, Lydbury Court, Lydbury North, SY7 8AS

01588 638755

FOR SALE

FOR SALE BY PRIVATE TREATY

Guide Price: £549,000 region



2 reception rooms



4 bedrooms



2 bath/shower rooms

(Bishops Castle 4 miles, Ludlow 18 miles, Shrewsbury 24 miles All distances are approximate)

- **A characterful Grade II listed barn conversion**
- **A beautiful edge of village setting with views**
- **Spacious 4 bedrooms, en-suite and family bathroom**
- **Living room, dining area and kitchen**
- **Balconied landing and hallway**
- **Utility, cloaks/WC and integral garage**
- **Outstanding and well stocked private gardens**
- **Workshops, stores and private parking**

GENERAL REMARKS

The Stable forms one of a small select development of traditional stone and timber barns which were converted in the late 1980's. Works were completed to a high standard and with great sympathy to the original building, retaining a wealth of original stonework, wall and ceiling timbers, which are still on show throughout. Whilst some of the fittings require updating, the living spaces are still beautiful with high or vaulted ceilings, giving that extra sense of space to the first floor rooms. What particularly sets the fabulous family home apart, is its genuinely stunning location on the edge of this ever popular village with its good sized mature gardens which are stocked with a multi-coloured array of shrubs, trees, plants and flowers. What's more, the outstanding views over acres of unspoilt farmland and woodland, hills, are truly gorgeous.

SITUATION

The Stable occupies an enviable position on the very edge of this delightful South Shropshire village. The surrounding area is full of scenic landscapes and is a mecca for walkers and cyclists. The village is well served with a strong community spirit which supports the excellent village hall, community shop, public house, church and primary school. The nearest town of Bishops Castle is just 4 miles away, the nearest station is in Craven Arms and the larger towns of Shrewsbury and Ludlow are within comfortable motoring distance.





THE HOUSE

This stone and timber clad barn was converted in the late 1980's and provides comfortable accommodation to include an entrance porch into the fabulous hall with a vaulted ceiling to the balconied landing and a host of original structural wall timbers on display. These stunning themes of original timber features continue throughout. There is a spacious living room with its stone inglenook fireplace, wood burner and glorious country views and the ground floor continues into the dining room with open beams to the kitchen, both enjoying the views over the garden and beyond. The adjoining utility runs back to the hall with a cloaks/WC and access to the integral garage.



Off the first floor landing with its impressive timber work, lies the master bedroom with its en-suite shower and long range views over corn fields and woodland. The further three bedrooms are all well proportioned and have similar views and a high ceiling wall timbered finish, whilst the main bathroom completes the internal accommodation.



OUTSIDE

The grounds are no less impressive and enjoy a particularly sunny southerly aspect with beautiful views over fields towards Walcot Hall. To say the gardens have been a labour of love would be an understatement. They have been cultivated to produce a myriad of colour with literally thousands of shrubs, plants and flowers.

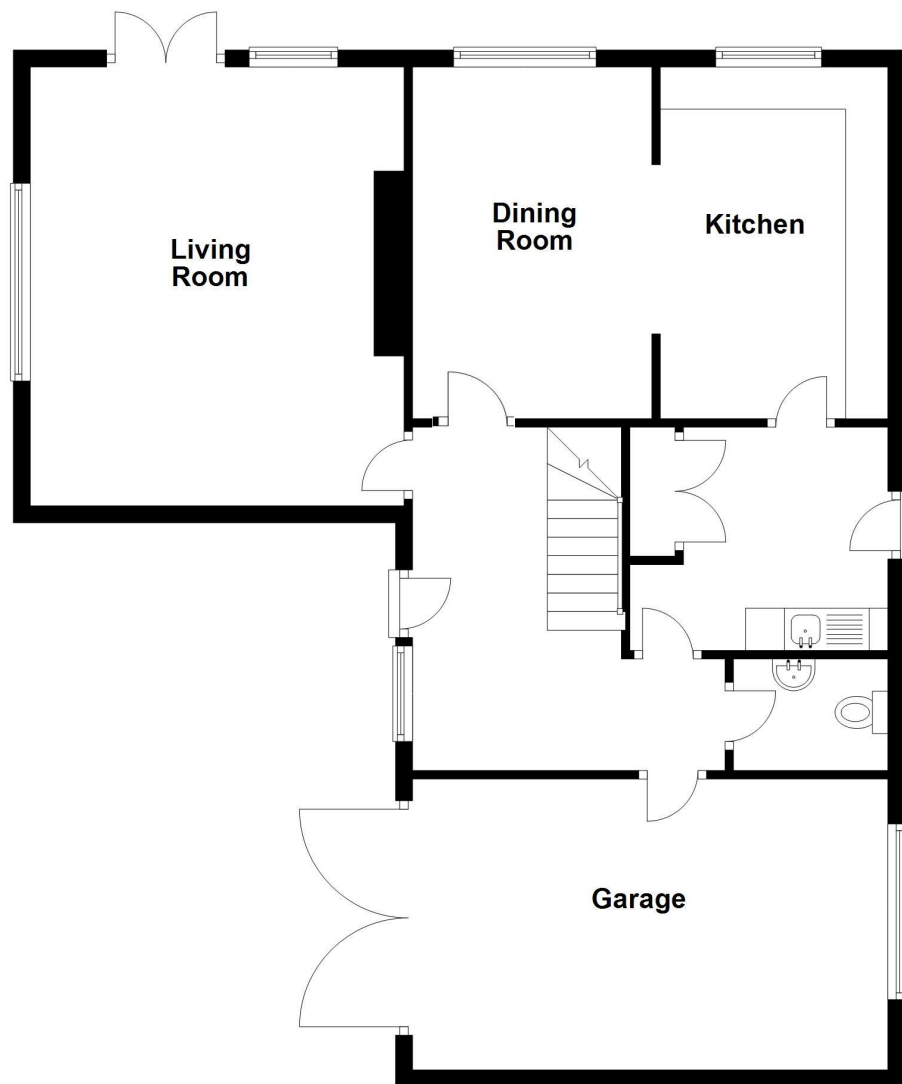


The property is approached over a well kept shared private road with a gravelled parking area to the front of the integral garage and a larger stone paved forecourt with space for several cars. From here, a small lawn and path lead to the main garden which runs along the south and western sides of the house. These are particularly private and offer any number of seating areas including a screened pergola which looks over the neighbouring cornfields. A pretty stream runs along the southern boundary, adding greatly to the character of the gardens. A paved terrace provides excellent spaces for al fresco dining and entertaining. There is also a range of useful workshops and wood stores which can be accessed from the private road as it passes through the carriageway of the linked barn.



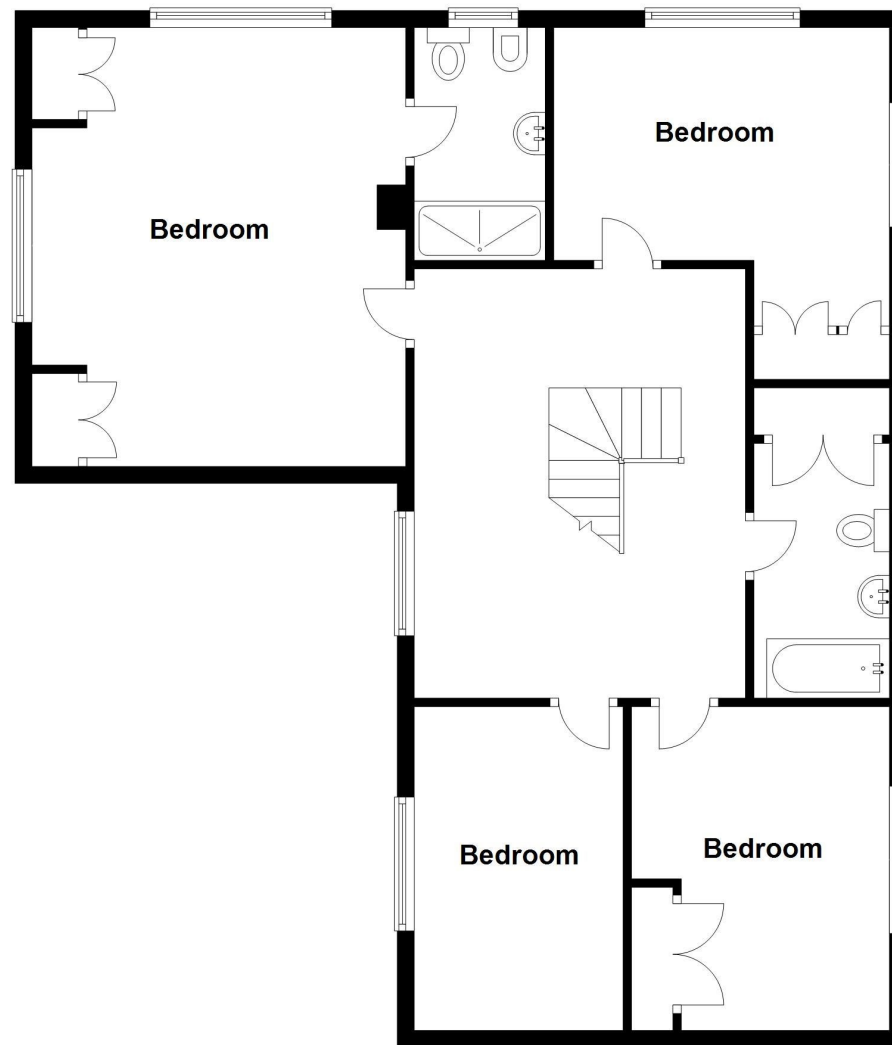
Ground Floor

Approx. 90.1 sq. metres (969.9 sq. feet)



First Floor

Approx. 90.3 sq. metres (971.9 sq. feet)



Total area: approx. 180.4 sq. metres (1941.8 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

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Halls ¹⁸⁴⁵

01588 638755

Bishops Castle Office:
33B Church Street, Bishops Castle, Shropshire, SY9 5AD
E: bishopscastle@hallsgb.com

SERVICES

We are told that mains water, electricity and drainage are connected. Oil central heating and multi-fuel stove.

NOTE: None of the services or installations have been tested by the Agents.

COUNCIL TAX

Band E - Shropshire Council.

VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone: 01588 638755.

DIRECTIONS

From Bishops Castle proceed to Lydbury North and continue past the church on your left and take the next right turn onto a small no through road. Then take the second entrance on the right on to the private road. The Stable is first on the left after 100 yards.

What3Words: muted. Transit.less

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.

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