

Andrew Grant
PRESTIGE & COUNTRY



Lynwood

Lynalls Lane, Far Forest DY14 9UR



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4 Bedrooms 3 Bathrooms 2 Reception Rooms

“A stunning, privately located home set within 1.6 acres of mature gardens, offering exceptional accommodation, extensive parking, a detached annexe and an indoor swimming pool.....”

Scott Richardson Brown CEO

- An impressive detached home, extended and remodelled to a high standard, with flexible living space.
- Expansive open-plan kitchen, dining and living area with bi-fold doors leading to a raised decking area.
- Extended master suite with built-in storage, dressing area and a luxury en suite.
- Additional living spaces include a snug, a second reception room and a spacious galleried landing.
- Beautiful mature wraparound gardens with extensive lawns, patios, a barbecue area and an indoor swimming pool.
- Large block-paved driveway, parking for multiple vehicles, a detached double garage and additional outbuildings.
- Secluded setting surrounded by mature woodland, providing privacy and tranquillity.

2635 sq ft (244.7 sq m)





The entrance

The front door opens into a spacious hallway, featuring oak-effect Amtico flooring that extends through much of the ground floor. The hallway leads to the main living areas and includes a useful under-stairs storage cupboard and an additional coat and shoe alcove.





The kitchen/breakfast room

A superb open-plan space, the newly extended kitchen is fitted with an extensive range of white units, integrated appliances including two multifunctional steam ovens. In between them, there is also an integrated combination microwave and warming drawer. The kitchen features an induction hob, a Quooker boiling tap, and a built-in dishwasher. A large central island provides additional workspace and informal seating, while bi-fold doors open onto a composite decked area with glass balustrade.





The dining area

Positioned on a raised level within the open-plan layout, the dining area provides an ideal setting for entertaining, with easy access to the kitchen and lounge.





The living room

A bright and spacious area, featuring a log burning stove set within a new fireplace. French doors lead out onto a stone paved patio, offering views over the garden and woodland beyond.



The reception room

A versatile snug with a log burning stove and bay windows, offering a cosy retreat away from the main living space.





The ground floor shower room

A stylish family bathroom fitted with a walk-in shower, a vanity basin, bidet and a WC, with underfloor heating for added comfort.



The utility room

Located off the kitchen, the utility room features a sink, storage cupboards and space for a washing machine and tumble dryer, keeping laundry separate from the main living areas.



The principal suite

A generously extended master suite located on the ground floor, featuring a dressing area with built-in storage and a large window overlooking the rear garden, ornamental pond and driveway. This bedroom also benefits from a luxurious en suite for added convenience and comfort.





The principal en suite

A luxurious en suite with a walk-in shower, chrome mixer shower with handheld and overhead rain fittings, a wall-hung vanity basin, WC and storage unit, all finished to a high standard.





The second bedroom

A well proportioned double bedroom situated on the first floor, with built-in cupboards and views over the rear of the property. Additional under eaves storage maximises the available space.



The third bedroom suite

Another spacious double bedroom located on the first floor, with dual-aspect windows offering views over the rear and side gardens. Built-in cupboards and drawers within the eaves provide ample storage. A beautiful en suite bathroom flooded with natural light completes this bedroom.



Bedroom three en suite

A beautifully appointed en suite bathroom featuring a slipper roll-top bath, a floor-standing chrome tap with shower attachment, a vanity unit with a vessel basin and a WC. This could also be used as a family bathroom to service both bedrooms two and three.





The fourth bedroom

A flexible space located on the ground floor that can serve as a fourth bedroom or home office, featuring a bay window allowing plenty of natural light.



The annexe

A self contained space with a kitchenette, shower room and a living area with French doors opening onto the courtyard driveway. This space is attached to the double garage, making it a practical and private area ideal for guests, extended family, or a home office.





The pool room

A detached indoor swimming pool complex featuring a shower area, WC and wall-mounted basin, offering year-round enjoyment.



The garden and grounds

The property sits within 1.6 acres of mature wraparound gardens, bordered by Wyre Forest woodland. The grounds feature large lawns, island borders and well-established planting. A patio area offers outdoor dining space, while steps lead down to a further lawn and an additional seating area with a built-in barbecue.



Beyond the main garden, a secondary driveway leads to an outbuilding with a garage, workshop and two greenhouses, plus an additional wooden shed for storage.





The double garage

A detached double garage with two single electric doors, providing secure parking and additional storage space. The garage is attached to the annexe, making it a convenient and functional addition to the property.





The driveway

Accessed via private electric gates, the large block paved driveway provides ample parking and turning space, leading to a courtyard with further parking for several vehicles.





Location

Set in a secluded yet convenient location, the property offers a peaceful retreat surrounded by woodland. Despite its private setting, it is within easy reach of local amenities, transport links and highly regarded schools. The property is located in a charming rural area known for its stunning surroundings and community feel. The nearby village of Far Forest provides a local shop, post office and a popular country pub.

For families, there are excellent schooling options in the area, including Far Forest Primary School and highly regarded secondary schools in Bewdley and Kidderminster. For commuters, the property enjoys excellent road links to Worcester, Birmingham and the M5 motorway network, as well as railway services from Kidderminster providing direct connections to Birmingham and London.

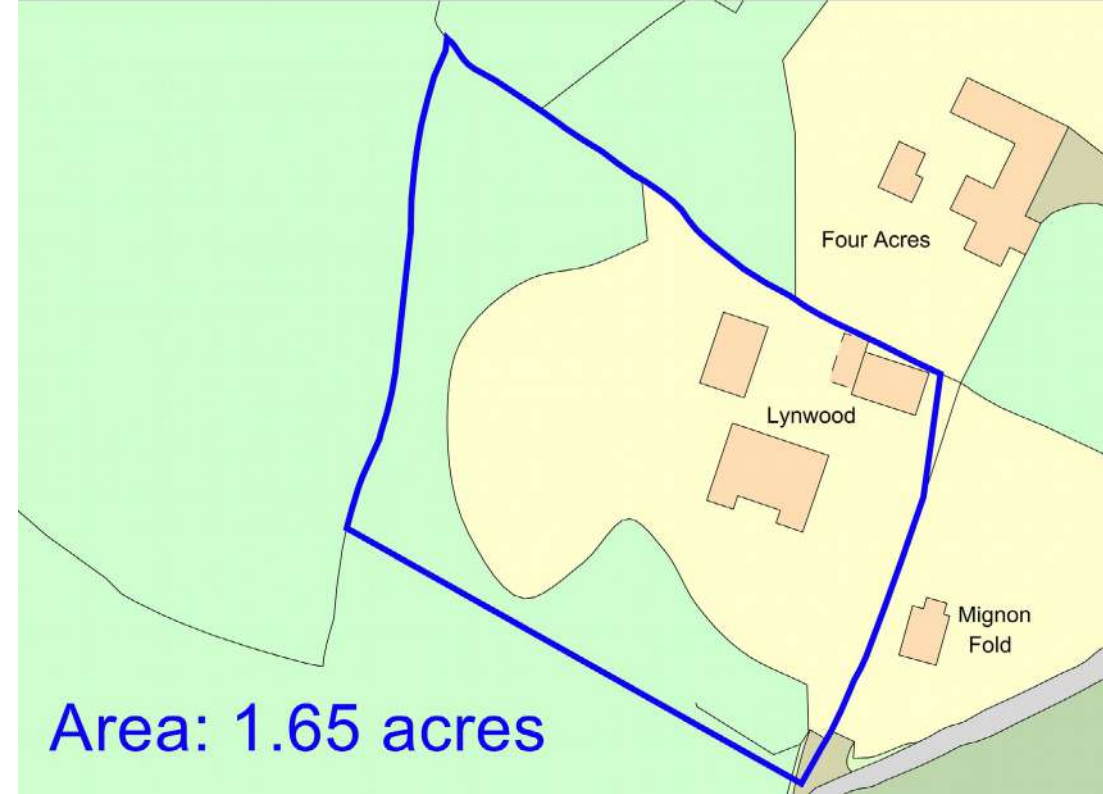
Outdoor enthusiasts will enjoy the extensive walking, cycling and horse riding opportunities in Wyre Forest National Nature Reserve, one of the largest remaining ancient woodlands in the country. Local attractions also include the Severn Valley Railway, West Midland Safari Park and the picturesque riverside town of Bewdley, offering a selection of shops, restaurants, and leisure facilities. The area strikes a perfect balance between countryside tranquillity and convenient access to urban amenities.

Services

Services are TBC.

Council Tax

The Council Tax banding for this property is **Band G**





Lynalls Lane, Far Forest, Kidderminster, DY14

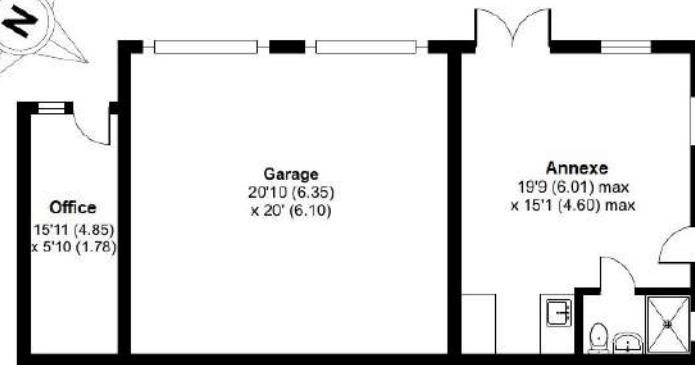
Approximate Area = 2635 sq ft / 244.7 sq m

Garage = 416 sq ft / 38.6 sq m

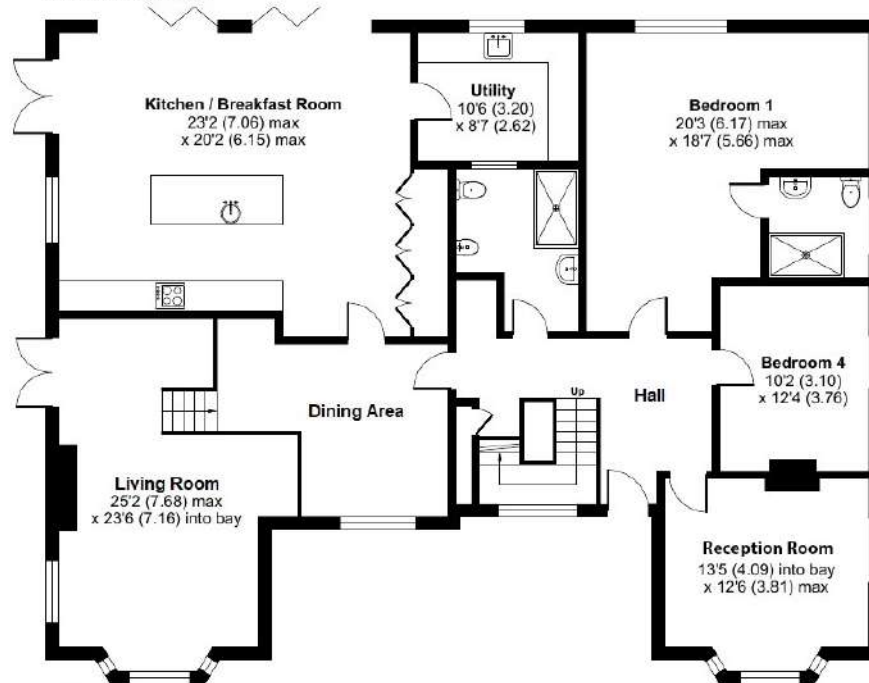
Outbuildings = 1605 sq ft / 149.1 sq m

Total = 4656 sq ft / 432.4 sq m

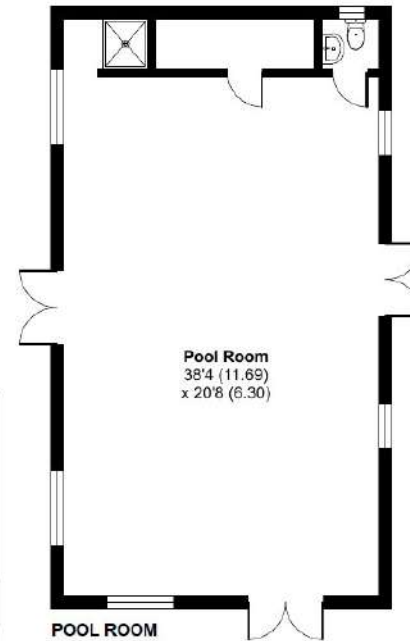
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GARAGE / ANNEXE

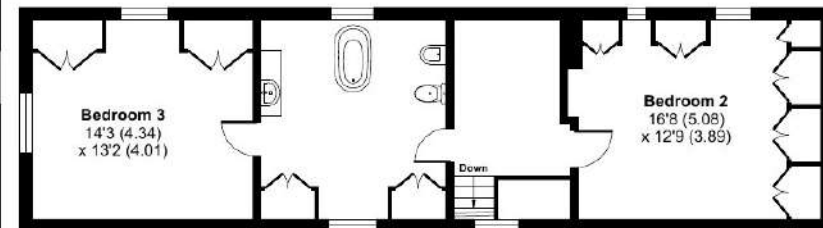


GROUND FLOOR



POOL ROOM

OUTBUILDING



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Andrew Grant. REF: 1244002

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	50 E	
21-38	F		
1-20	G		



DISCLAIMER: These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentation or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreage, estimated square footage, planning/building regulations' status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase. We commonly receive referral fees from specialist service partners – an outline of these can be found here: <https://cutt.ly/referrals> and are reviewed annually in line with our financial year to identify any changes in average fee received.

