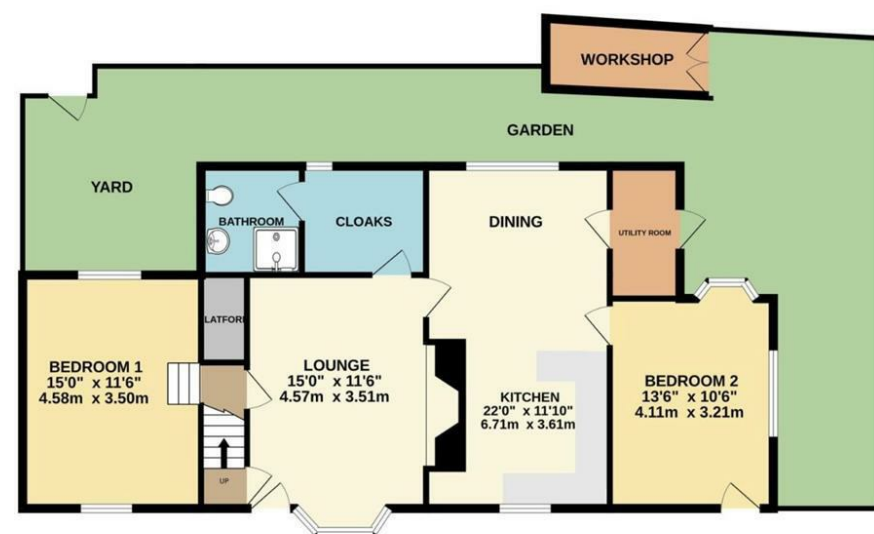


TO LET

Brook House, 28 Lydbury North, Shropshire, SY7 8AU



1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TO LET

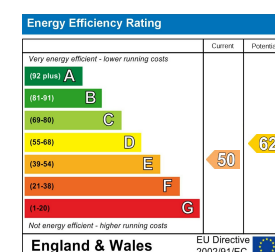
£1,000 per calendar month

Brook House, 28 Lydbury North, Shropshire, SY7 8AU

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A characterful Grade II listed cottage in a delightful village setting offering accommodation of 3 bedrooms, ground floor shower room, first floor en-suite bathroom, 2 receptions, kitchen/diner & utility. Standing in good-sized mature gardens with off road parking and garden workshop. Available from September 2026 on an assured periodic tenancy subject to full references and deposit.



01588 638755

Bishops Castle Lettings
33B Church Street, Bishops Castle, Shropshire, SY9 5AD
E: bishopscastle@halls.gb.com



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01588 638755



2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Characterful 3 bedroom Grade II listed cottage
- Picturesque village setting
- delightful and good sized gardens and work shed
- Off road parking for 2 cars
- 2 receptions, kitchen, and utility
- Ground floor shower room and first floor en-suite bathroom
- Available on an assured periodic tenancy
- Subject to full references and deposit.

DIRECTIONS

From Bishops Castle proceed South on the B4385 for 3 miles into the village of Lydbury North. Turn left immediately after the primary school and the shared culvert drive and parking area is found 20 metres on the right. What3 Words: yards.positives.prospers

SITUATION

The property is located in the heart of the picturesque village of Lydbury North which has a thriving community, with its primary school, community shop, village hall, church and local pub. The nearby towns of Bishops Castle & Craven Arms offer further amenities together with a train station at Craven Arms.

DESCRIPTION

The property is approached from the parking area by a path leading through the front gardens to the main entrance, which opens into the welcoming lounge, featuring exposed timbers and a stone fireplace with wood stove. steps lead down into a double bedroom whilst a further door leads to a lobby area and the ground floor shower room with wc. .A door from the lounge leads to the kitchen/dining area with exposed brick detailing tiled floors and a kitchen with integral double oven, hob, sink, work tops, base and wall cupboards. This leads to the garden room which overlooks the grounds with a part glazed door leading out. A utility rear hall with Belfast sink and door to the rear completes the ground floor.

Upstairs is approached by an enclosed staircase from the lounge with access to 2 double bedrooms with the master having its own en-suite bathroom. Outside the gardens are a notable feature offering a combination of shaped lawns, edging borders, mature trees, established planting and paved terrace for alfresco dining. A useful garden workshop/store lies to the rear with a further back gate access to 27 Lydbury North to fill the oil tank.

GERNERAL REMARKS

TERMS OF LEASE

Available on an assured periodic tenancy, subject to full references.

SERVICES

Mains water, electricity, and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'F' on the Shropshire Council Register.

HOLDING DEPOSIT

A holding deposit equal to one week's rent will be due upon application.

SECURITY DEPOSIT

A security deposit equal to five weeks' rent will be due to be held by the DPS.

VIEWINGS

By appointment through Halls, Bishops Castle 01588 638755