

Holters

Local Agent, National Exposure

**The Styx Lydbury North, SY7 8AU**

**Offers in the region of £350,000**



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## The Styx Lydbury North, SY7 8AU

The Styx is a beautifully presented, detached bungalow located in the popular village of Lydbury North, offering three double bedrooms, 2 reception rooms, sizeable gardens, garage and parking and is available with no upward chain.

- Detached Bungalow
- Modern, Fully Equipped Kitchen/Diner
- Available with No Upward Chain
- Within Approx. 500 Yards of Primary School, Shop & Pub
- 3 Double Bedrooms
- Beautifully Presented Accommodation
- Garage & Off Road Parking
- Impressive, Spacious Living Room
- Sizeable Rear Garden, Bordering a Green/Play Park
- Popular Village Location

### The Property

Introducing The Styx, which is a beautifully presented, detached bungalow located in the popular and sought-after village of Lydbury North, found within the picturesque South Shropshire countryside, near to the English/Welsh border and a short commute to the nearby market town of Bishop's Castle.

Positioned towards the edge of the village, The Styx is ideally placed for a number of useful amenities and is a stone's throw from the primary school and the well-regarded Powis Arms pub, while slightly further afield is the community run village shop, making it a fantastic proposition for a wide variety of buyers. Bishop's Castle lies approximately 3 miles from Lydbury North and offers a much wider range of independent shops, facilities and amenities. For those who enjoy the outdoors, Lydbury North is surrounded by glorious countryside and there are many walks and trails leading you on rural adventures.

Available to purchase with no upward chain, The Styx offers 3 double bedrooms, a generously-sized kitchen/diner, an impressive living room and a modern shower room, whilst outside there is a driveway and garage providing off road parking and sizeable front and rear gardens. The

property further benefits from UPVC double glazed windows, external doors, soffits, fascias and barge boards and a new electrical consumer unit was installed in 2021.

Inside, the accommodation is arranged over one floor and is made up of a central hall, which gives way to all principal rooms. The living room is a particular highlight and is a wonderfully spacious and light-filled room, featuring French doors leading out to the garden, a vaulted ceiling and a fireplace with an inset wood-burning stove. The open-plan, L-shaped kitchen/diner is a superb everyday living space, generously proportioned and finished with a fully equipped, high-quality kitchen comprising a range of fitted units, integrated appliances, while there is also ample room for a dining table – ideal for both family life and entertaining. A door from the kitchen area leads out to the rear garden. From the hall, the three double bedrooms and the modern shower room can be accessed. Like the kitchen, the shower room has also been modernised within recent years and is finished to a high standard.

Outside, to the front of the property there is a lawned front garden with a paved pathway leading to the front door. To the rear, the property enjoys a

sizeable and well-maintained garden which is predominantly laid to lawn and is enclosed by timber panel fencing. A paved seating area is found to one side and poses as an ideal spot to relax and entertain during the warmer months of the year, whilst a side gateway provides access and security back around to the front. From the rear garden a paved path leads to the rear of the garage, which is fitted with power and lighting and an electric garage door, installed in 2021. A driveway at the front of the garage provides parking for a couple of vehicles. For those buyers with children or grandchildren, the bungalow conveniently neighbours a green/play park.

### The Location

The Styx is situated within the popular village of Lydbury North, set amidst the heart of peaceful South Shropshire and surrounded by beautiful open countryside and rolling hilltops as far as the eye can see. Offering a close-knit and friendly community, Lydbury North presents a selection of useful facilities to include a highly regarded primary school, Lydbury North CofE Primary School, which forms part of St. Michael's Federation, a volunteer-run community shop, the popular Powis Arms public house, the Church of St Michael and All Angels and a village hall completed in 2014, which serves a number of social clubs, events



and organisations. Further afield, a more extensive range of recreational, education and retail facilities are available at the neighbouring towns of Bishop's Castle (approximately 3 miles), Clun (7 miles South) and Craven Arms (8 miles East). All offer an excellent range of independent retailers and convenience stores, a variety of dining establishments and public houses, a host of community clubs and societies and useful transport links via bus and a railway station in Craven Arms. Bishop's Castle, Clun and Craven Arms also have many sporting and recreational facilities including football, rugby, running and golf clubs, along with a selection of gymnasiums, health and leisure centres.

#### Services

We are informed the property is connected to mains water, drainage and electricity.

#### Heating

Oil fired central heating and a wood-burning stove.

#### Tenure

We are informed the property is of freehold tenure.

#### Council Tax

Shropshire Council - Band D.

#### Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900MB. Interested parties are advised to make their own enquiries.

#### Nearest Towns

Bishops Castle – approx. 3 miles  
 Clun – approx. 7 miles  
 Craven Arms – approx. 8 miles  
 Church Stretton – approx. 10 miles  
 Knighton – approx. 14 miles  
 Ludlow – approx. 17 miles  
 Shrewsbury – approx. 20 miles  
 Newtown – approx. 20 miles

#### Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

#### What3words

///emerald.views.drags

#### Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

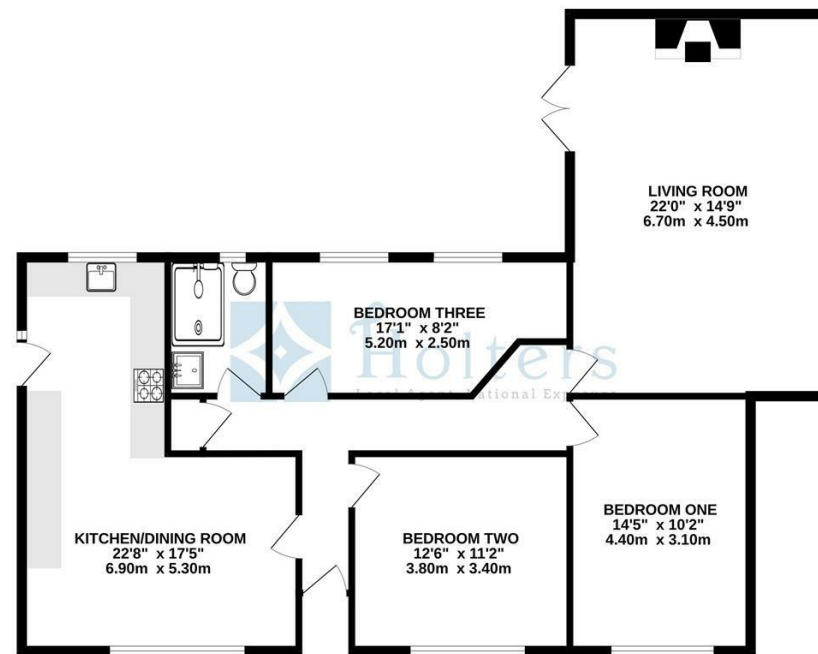
#### Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

#### Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR  
 1179 sq.ft. (109.5 sq.m.) approx.



TOTAL FLOOR AREA: 1179 sq.ft. (109.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>54</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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