



SORBUS

LYNALLS LANE | FAR FOREST | DY14 9UT





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Kidderminster 9 miles | Bewdley 5 miles | Ludlow 15 miles | Cleobury Mortimer 5 miles | Tenbury Wells 12 miles
(all mileages are approximate)

A CHARMING DETACHED RURAL HOME SET IN A GENEROUS PLOT, WITH
GARDENS, WOODLAND, PADDOCKS AND OUTBUILDINGS.

Attractive detached rural residence
Generous plot with mature gardens and woodlands
Outbuildings, Double Garage and Car Port
Four bedrooms and two reception rooms
Peaceful rural Far Forest setting



Kidderminster Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Offered with no upward chain, Sorbus is a delightful and well-presented four-bedroom detached rural home, offering spacious and well-balanced accommodation ideally suited to family living or those seeking a peaceful rural lifestyle.

The property provides bright and welcoming interiors, with two well-proportioned reception rooms offering flexibility for both formal entertaining and everyday use.

The kitchen is arranged with a practical layout, enjoying excellent natural light and views over the surrounding gardens.

SITUATION

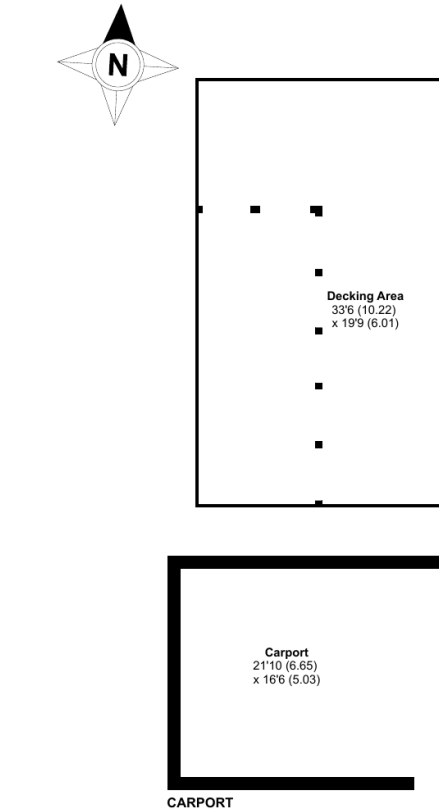
Sorbus occupies a desirable rural position along Lynalls Lane in Far Forest, with direct access to the Wyre Forest National Nature Reserve.

The location offers an excellent balance of rural tranquillity and accessibility, with convenient links to Bewdley, Kidderminster and Cleobury Mortimer, together with wider road connections via the A456 and A4117.

PROPERTY

Thoughtfully arranged, the property provides a wonderful sense of space and comfort, with interiors that are both light-filled and welcoming throughout.

The accommodation includes two well-proportioned reception rooms, each enjoying attractive outlooks and offering excellent flexibility for both formal entertaining and relaxed day-to-day living. These versatile spaces create an ideal environment for family life, with scope for a sitting room, dining area or home office if required.



Approximate Area = 1141 sq ft / 106 sq m (excludes carport & stores)

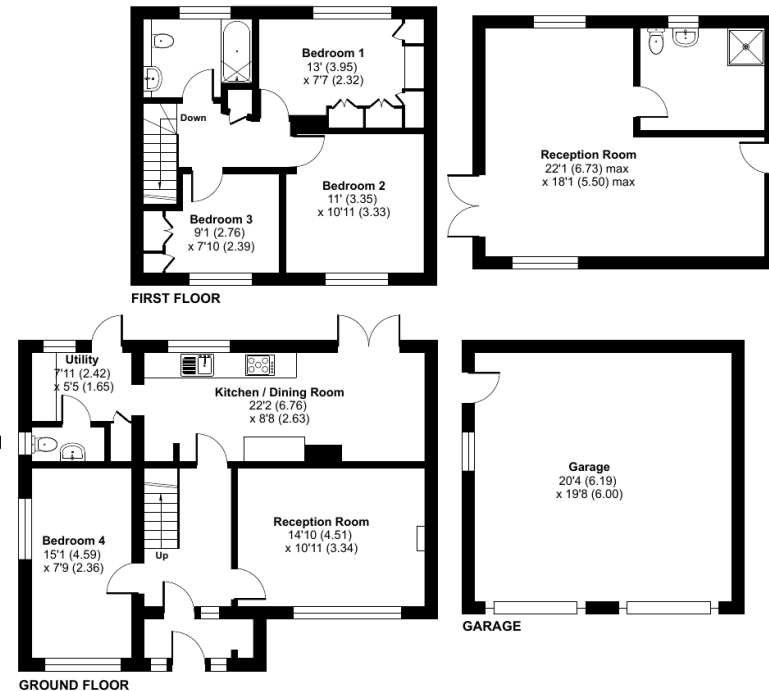
Summer House = 398 sq ft / 36.9 sq m

Garage = 400 sq ft / 37.1 sq m

Outbuildings = 720 sq ft / 66.8 sq m

Total = 2659 sq ft / 246.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Halls. REF: 1447209

The kitchen is arranged in a practical and functional layout, benefitting from excellent natural light and pleasant views over the surrounding gardens. It provides ample storage and worktop space, making it well suited to everyday use, while also offering potential for further enhancement to suit modern tastes.

To the first floor, the property offers three comfortable bedrooms, all served by a family bathroom, creating well-balanced accommodation with scope for personalisation if desired. The fourth bedroom is located on the the ground floor.





GARDENS

Set beyond newly installed in and out electric gates the property is set within approximately 6 acres of generous and mature gardens, which are a particular feature of the home.

The grounds offer a wonderful sense of privacy and seclusion, with two paddocks and established trees set in its own woodland.

OUTBUILDINGS

There is an outside cabin/second reception room currently being used as a games room/gym which also houses a shower.

There is ample space for outdoor entertaining and multiple outbuildings, for gardening enthusiasts or simply enjoying the peaceful surroundings, making this an ideal lifestyle property.

The property presents an excellent opportunity for those with equestrian interests, offering land and facilities perfectly suited to the keeping and management of horses. The grounds provide ample space for grazing and the potential to create paddocks, schooling areas or additional stabling (subject to the necessary consents).

SCHOOLING

The area is well served by a strong range of schooling options for all age groups. Excellent local primary provision includes Far Forest Lea Memorial C Of E Primary School together with Bayton CofE Primary School and nearby village schools in Clifton upon Teme and Cleobury Mortimer. For secondary education, highly regarded options include King Charles I High School in Kidderminster and The Lacon Childe School, Cleobury Mortimer, both of which are popular choices for families in the wider DY14 area.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property benefits from mains water and electricity. Sewerage from a treatment plant and LPG central heating.

None of the services, appliances or electrical systems have been tested by Halls.

LOCAL AUTHORITY

Wyre Forest District Council, Wyre Forest House, Finepoint Way, Kidderminster, Worcestershire DY11 7WF

COUNCIL TAX

Council Tax Band – G

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RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

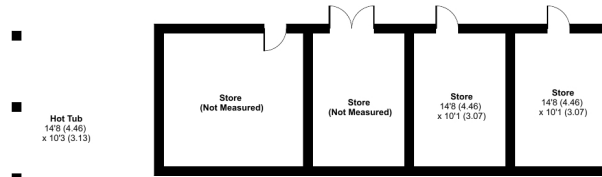
IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.

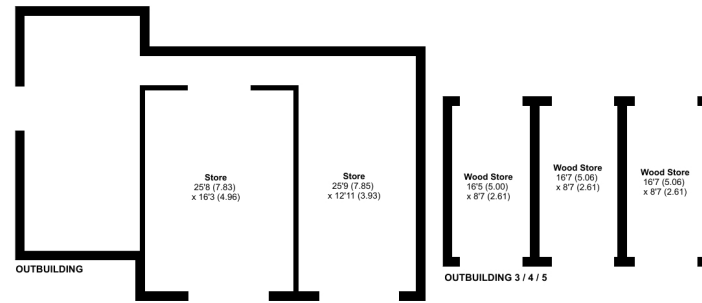




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OUTBUILDING 1 / 2



OUTBUILDING

OUTBUILDING 3 / 4 / 5



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