

FOR SALE

Lydham Manor, Bishops Castle, SY9 5HA

Halls 1845



FOR SALE

Offers in the region of £1,000,000

Lydham Manor,
Bishops Castle, SY9 5HA

Lydham Manor is an exceptionally attractive 4 reception room, 7 bedroom Grade II Listed country house situated in an elevated position, overlooking breathtaking scenery over the Shropshire countryside in the middle of a private estate, with a range of outbuildings and approximately 7.68 acres of land. For sale with the benefit of no upward chain



A488, continue along for 1.2 miles and turn left at the junction with the B4383, through a black gate and continue through the parkland over the cattle grid and up to the parking area in front of the property.

From our Welshpool office proceed along the A458, at the Sarn Bryn roundabout take the second exit onto the A490, turn left to stay on the A490, turn left onto the A489 and right after around 3 miles onto the A488, turn right at the B4383 junction through a black gate and continue through the parkland over the cattle grid and up to the parking area in front of the property.

SERVICES

LOCAL AUTHORITY

Shropshire Council, PO BOX 4749, Shrewsbury, SY1 9GH. Telephone: 0345 678 9000

TAX BANDING

The property is in band 'G'.

VIEWINGS

Strictly by appointment only with the selling agents Halls, Old Coach Chambers, 1 Church Street, Welshpool, Powys, SY21 7LH. Tel No: 01938 555552 Fax :01938 554891. Email: welshpool@hallsgb.com

MONEY LAUNDERING

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you.

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations (MLR 2017 coming into force 26th June 2017). Appropriate examples: Passport and/or Photographic Driving Licence and a recent Utility Bill.

WEBSITE

Please note that all of our properties can be viewed on the following websites. www.hallsgb.com www.rightmove.co.uk www.onthemarket.com

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 Ratings

Halls 1845

01938 555 552

Welshpool office:

Old Coach Chambers, 1 Church Street, Welshpool, SY21 7LH E. welshpool@hallsgb.com



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Welshpool 15.2 miles, Newtown 15.7 miles, Ludlow 19.9 miles, Shrewsbury 21.6 miles
(All distances are approximate)



4 Reception
Room/s



7 Bedroom/s



2 Bath/Shower
Room/s



- **Imposing former Coach House**
- **4 Receptions, 7 Bedrooms**
- **Elevated position with stunning views**
- **Beautiful Landscaped Gardens**
- **Range of outbuildings**
- **Grounds extend to approximately 5 acres**

LYDHAM MANOR

Lydham Manor is an imposing Grade II Listed country house which was originally the former Georgian stable block and converted some 30 years ago. It is situated in an elevated position, overlooking breathtaking scenery over the Shropshire countryside in the middle of a private estate, and offers all the benefits of rural living whilst being within a short drive of Bishops Castle and local amenities.

The spacious internal accommodation would benefit from modernisation, is well-laid out and traditionally presented, and provides for 4 reception rooms and 7 bedrooms, with rear servants hallway with store rooms off and separate staircase, a large utility room and pantry.

The property has the benefit of many character features and architecture from the late Georgian/early Victorian era including intricate wood panelling in the Entrance Hall. Although this is a large property, it has a welcoming and homely feel with well-proportioned rooms and large windows

offering light and open views over the surrounding parkland.

A sweeping driveway leads up to a parking area and the property benefits from both front and rear access. The front access leads onto the A488 and the rear onto the B4385.

To the rear, the property has a range of L-shaped barns and stabling, walled kitchen garden, paddock, orchard and gardener's workshop. The delightful mature landscaped gardens extend to approximately 7.68 Acres.

ACCOMMODATION

The accommodation in more detail comprises portico entrance with double doors into entrance hall with staircase leading up to galleried landing, sitting room, study, family room, conservatory, rear hallway with store room, W.C., and boiler room, kitchen, dining room, utility, pantry, further rear hallway with built-in storage cupboards, store room, W.C., walk-in safe and rear access to a rear entrance porch and to twin garage. A staircase from the entrance hall leads to the first floor galleried landing. To one wing, the property has 3 bedrooms, W.C., store room and bathroom, and to the other wing are four further bedrooms, bathroom and rear galleried landing.

GARDENS AND GROUNDS

The grounds are approached via a private, sweeping driveway through established parkland, over a cattle grid to the parking area to the front of the property. The property has the benefit of well established gardens with a wide variety of mature trees and shrubs and an open aspect over the surrounding parkland, large lawned area, pond, gardener's workshop of stone construction under a slate roof. There is a further private lawned garden with summerhouse with Yew hedging opening into an orchard with a range of established fruit trees and a number of vegetable beds. Greenhouse, composting area, fruit cage. Access gate opening into walled kitchen garden with further paddock beyond.

OUTBUILDINGS

To the rear of the property there is a wood store room with further twin garage. Covered barn. Range of stables and further barns. Threshing barn. Store Room. Large Oak framed lean-to barn to the rear (measuring 87'93 x 17'73). Many of the barns are original Oak framed and would be suitable for further conversion, subject to obtaining the relevant planning consents.

SITUATION

Lydham Manor stands in the middle of a private estate with good access onto both the

A488 and B4385. Situated in an elevated position, the property is just outside the historic market town of Bishops Castle. Bishops Castle has enjoyed a market status since the 13th century and still boasts a thriving livestock market, refurbished town hall which houses the farmers market and an eclectic mix of independent shops, cafes, museums, pubs and even two breweries which includes The Three Tuns, the oldest licensed brewery in the country. There are several established hotels and holiday accommodation.

Apart from the local shops, the town has its own doctors and dental surgery, primary school and secondary school, police station and cottage hospital.

The town acts as an important service provider to the immediate rural areas, much of which are designated as being of outstanding natural beauty and a magnet to walkers and cyclists exploring local hills, beauty spots and pathways including Offas Dyke and the Shropshire Way.

The larger centres of Shrewsbury and Ludlow are within easy reach with train stations as close as Church Stretton and Craven Arms.

THE DIRECTIONS

From our Bishops Castle office proceed down the hill on Brampton Road, turn left in the

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.