

Lyndale, Blymhill Lawn, Shifnal, TF11 8NB

BERRIMAN
EATON







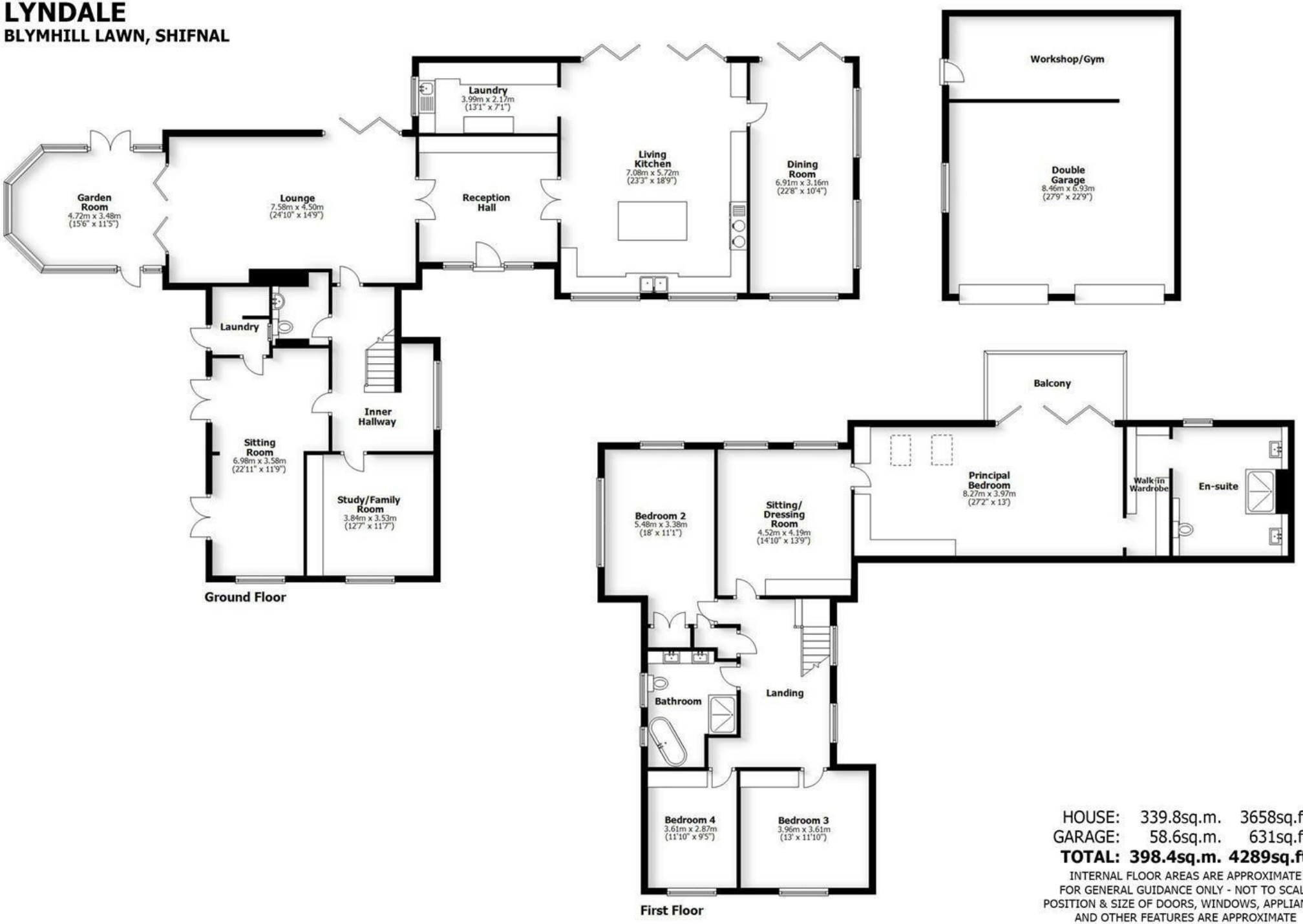




Lyndale, Blymhill Lawn, Shifnal, TF11 8NB

A beautifully situated, contemporary country residence providing flexible and spacious living accommodation of some note in a large plot of approximately an acre in total with a small paddock, landscaped grounds, detached garage block and swimming pool.

LYNDALE
BLYMHILL LAWN, SHIFNAL



HOUSE:	339.8sq.m.	3658sq.ft.
GARAGE:	58.6sq.m.	631sq.ft.
TOTAL:	**398.4sq.m.**	**4289sq.ft.**

INTERNAL FLOOR AREAS ARE APPROXIMATE
FOR GENERAL GUIDANCE ONLY - NOT TO SCALE
POSITION & SIZE OF DOORS, WINDOWS, APPLIANCES
AND OTHER FEATURES ARE APPROXIMATE

LOCATION
Lyndale occupies an idyllic rural location and is surrounded by rolling, open South Staffordshire and Shropshire countryside and has beautiful views across the same.

Local amenities are easily accessible within both Shifnal and Newport town centres with their wide ranging shopping and leisure facilities and there is convenient travelling to Telford and Wolverhampton. Rail services run from Shifnal, Cosford and Albrighton stations and the M54 (Junction 3) facilitates fast access to Shrewsbury, Birmingham and beyond. Furthermore, the area is well served by a host of excellent schooling in both sectors.

DESCRIPTION
Lyndale is a unique, individually designed home with extensive living areas over both ground and first floors, all of which is beautifully presented throughout. The house has been skilfully reimagined over the years to create comfortable living space to the ground floor together with ample sleeping provision to the upper floor including a notable principal bedroom suite of sitting room, bedroom and bathroom.

One of the principal attractions of Lyndale is its superb grounds with a large plot size of approximately an acre in total which includes extensive gardens and a small pony paddock. There are delightful views across open Shropshire countryside.

ACCOMMODATION
A composite front door with windows to either side opens into the HALL with oak flooring and a wide bank of bespoke cloaks and storage cupboards with an inset, central backlit aquarium. Double doors open into the LOUNGE which is a large living room with raftered ceiling, a recessed fireplace with wood burning stove, bifold doors to the garden together with bifold doors into the GARDEN ROOM with a ceiling lantern, LVT flooring, air conditioning unit and doors to the gardens. There is a stunning LIVING KITCHEN which is the focal point of the ground floor with a comprehensive range of bespoke cabinetry with marble surfaces and contrasting centre island, a four oven Aga, a range of integrated appliances including ovens, warming drawer, wine cooler, dishwasher, a light through aspect with bifold doors to the garden and an adjoining UTILITY ROOM with bespoke cabinetry and a wine cooler. There is a door to the DINING ROOM which is an excellent reception room with a light, triple aspect including bifold doors to the garden. A door from the lounge opens into an INNER LANDING HALL with oak flooring and windows to the front. There is a SITTING ROOM with a light dual aspect with two sets of double doors to the garden together with an OFFICE / STUDY which is an ideal space for those wishing to work from home with oak flooring, a side window and a built in work unit with kneehole desk with cupboards to either side and shelving above. Adjoining the sitting room is a LAUNDRY ROOM with tiled walls and floor, plumbing for a washing machine and a shelf for a tumble dryer together with a door to the garden.

A staircase from the landing hall rises to part galleried first floor landing with access to the roof space, a front window and a shelved linen cupboard. The PRINCIPAL BEDROOM SUITE has a SITTING / DRESSING ROOM with two windows overlooking the gardens and a wide bank of fitted wardrobes and a door to the bedroom which is of an excellent size with fitted wardrobes, oak flooring, roof lights, bifold doors to a breakfast balcony with glazed balustrading, feature timber panelled wall and an open door into a DRESSING ROOM with wardrobes, hanging rail, shelving and chest of drawers and an open door into the EN-SUITE SHOWER ROOM which is beautifully appointed with a shower with drench head and separate hose with wall mounted wash basins on either side, a wall hung WC, a window and tiled floor and part tiled walls. BEDROOM TWO is a good double room in size with a light corner aspect and a built in wardrobe with cupboard above and adjoining linen store. BEDROOM THREE is also a good double room in size with fitted wardrobes and a window and BEDROOM FOUR is also a double room in size with fitted wardrobes and a window. The BATHROOM has a well appointed suite with a fully tiled shower with waterfall head and separate hose together with a free standing slipper bath, a WC with concealed flush and a vanity unit with twin wash basins set within a marble top with cupboards drawers together with two backlit sensor mirrors, LVT flooring, two windows and tiled walls.

OUTSIDE
Lyndale stands within a fine plot with a part walled frontage with stone copings and a DRIVEWAY laid in brick setts providing ample off street parking for many cars. There is a DETACHED GARAGE BLOCK incorporating a double garage with twin, remote control roller shutter doors, connect flooring, electric light and power and a WORKSHOP / GYM to the rear with an external door and loft space above. There is a shaped lawn to the side of the driveway with a five bar pedestrian gate opens into the small PONY PADDOCK which has separate gated access to the lane.

There is a beautifully matured REAR GARDEN which is predominately laid to lawn with well stocked beds and borders and an extensive rear terrace providing ample external seating and dining areas. There is a large ornamental garden pond with a waterfall and a heated SWIMMING POOL with Roman end with steps and a graduated depth.

There is a GARDEN KITCHEN / ENTERTAINMENT AREA with a brick chimney piece with open fire, space for a BBQ and pizza oven, wood stores and brick paviour base.

DIRECTIONS
What3words: ///readjust.encourage.commented

We are informed by the Vendors that water, electricity and drainage are connected and the central heating is LPG
COUNCIL TAX BAND F – South Staffordshire
POSSESSION Vacant possession will be given on completion.
VIEWING - Please contact the Tettenhall Office.
The property is FREEHOLD.
Broadband – Ofcom checker shows Standard and Ultrafast broadband are available
Mobile data coverage is constantly changing, please use the property postcode and this link for the most up to date information from Ofcom: https://www.ofcom.org.uk/mobile-coverage-checker
Ofcom provides an overview of what is available, potential purchasers should contact their preferred supplier to check availability and speeds.
The long term flood defences website shows very low risk.

Offers Around £1,295,000 EPC: D

IMPORTANT NOTICE: Every care has been taken with the preparation of these Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. Areas, measurements and distances are approximate and the text, photographs and plans are for guidance only. If there is any point which is of particular importance please contact us to discuss the matter and seek professional verification prior to exchange of contracts.



















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