



# Lynacre

New Road, Oreton, Shropshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

## An attractive three bedroom property with one of the finest gardens in south Shropshire

A detached property offering generously-proportioned accommodation arranged over two floors and with a generous landscaped garden, a particular feature of this property. It is located on the fringes of a hillside village at the heart of some of the area's most picturesque countryside, near to local village and town centre amenities



**2 RECEPTION ROOMS**



**3 BEDROOMS**



**2 BATHROOMS**



**DOUBLE GARAGE & PARKING**



**GROUNDS OF ABOUT 0.84 ACRES**



**FREEHOLD**



**RURAL EDGE OF VILLAGE LOCATION**



**2,202 SQ FT**



**GUIDE PRICE £825,000**



### The property

Lynacre is an attractive home offering more than 2,200 sq ft of generously-proportioned flexible accommodation arranged over two floors. Configured to provide an ideal family and entertaining space, the accommodation flows from a welcoming wooden-floored reception hall with contemporary shower room. It comprises a large triple aspect drawing room with feature fireplace with woodburning stove and full-height wraparound glazing incorporating French doors to the rear terrace, and a spacious rear aspect kitchen, family and dining room. The kitchen provides a range of wall and base units including a breakfast bar, complementary work surfaces, an AGA (also used to heat the spacious kitchen area throughout winter), integral Bosch fridge, microwave, dishwasher and a Belfast sink, while the family/dining area, configurable to the purchaser's own requirements, has space for a sizeable table and a seating area, large picture glazing and French doors to the rear terrace flooding the area with natural light. A door from the kitchen opens to a boot room with full-height front aspect glazing, opening to a fitted utility room with Belfast sink, en

suite cloakroom and a door to the integral double garage that has a boarded and insulated loft. The ground floor accommodation is completed by a dual aspect double bedroom with extensive fitted storage, located adjacent to the shower room. Stairs rise from the reception hall to the vaulted light-filled first floor which provides a spacious principal bedroom and the property's remaining double bedroom, both with fitted storage, together with a modern family bathroom.

### Outside

Accessed by electric main gates that open to an extensive parking area, Lynacre has a very private and secluded garden of just under an acre that has been totally created by the current owners. Inspired by the Great Gardens of Cornwall it contains a rare and diverse selection of flowering trees and shrubs that offer an exceptionally unique colourful display throughout the year. From a hot sunny terrace to the cool nature pond, a leafy jungle area, a Japanese acer glade and flower filled borders the garden delights



and draws you in offering many peaceful seating areas to enjoy and relax in. The gardens also incorporate two wooden greenhouses, log store, garden shed, chicken run and poly tunnel with adjacent oak lined raised beds, compost producing area, and fruit trees.

### Location

Set on a hill overlooking some of the area's most picturesque countryside, the small South Shropshire village of Oretton has a village pub, primary school and a community hall hosting regular events. The nearby market town of Cleobury Mortimer has a 12th century church renowned for its crooked spire, a good mix of independent shops, cafés, numerous pubs, a GP surgery, dentist, library, Post Office and primary and secondary schooling. More extensive amenities can be found in Ludlow, Bridgnorth, Kidderminster and Worcester. Communications links are excellent: local A roads give access to the A456, M5 and motorway network, Ludlow station (11.0 miles) provides a wide range of services to major regional centres and central London and Birmingham International Airport offers a wide range of domestic and international flights.



### Distances

- Oretton 0.5 mile
- Cleobury Mortimer 4.5 miles
- Ludlow 11.1 miles
- Bridgnorth 12.2 miles
- Kidderminster 14.2 miles
- Worcester 24.1 miles

### Nearby Stations

- Ludlow (Manchester - Cardiff)
- Kidderminster (Birmingham - London)

### Key Locations

- West Midland Safari Park
- Severn Valley Railway (Bewdley Station)
- Wyre Forest
- Witley Court and Gardens
- Worcester Cathedral
- Ludlow Castle
- Ironbridge Gorge
- Shropshire Hills ANOB

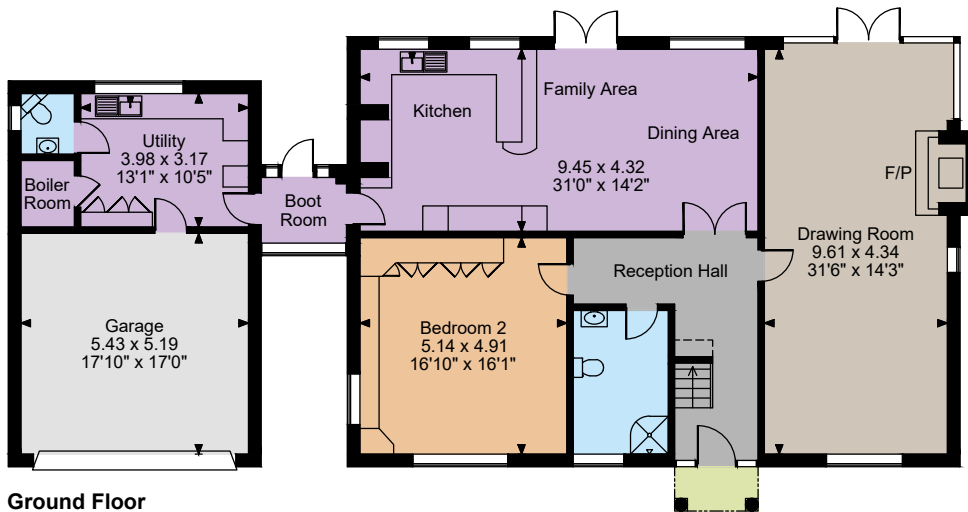
### National Trust Properties

- Attingham Park
- Berrington Hall
- Croft Castle

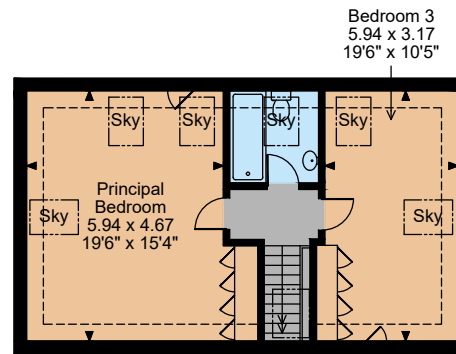
### Nearby Schools

- Lindridge St Lawrence CE Primary School
- Heathfield Knoll School
- The River School
- RGS The Grange
- Moor Park

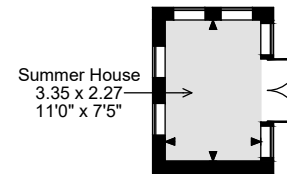




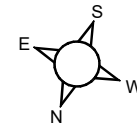
Ground Floor



First Floor



Summer House  
3.35 x 2.27  
11'0" x 7'5"



### Floorplans

House internal area 2,202 sq ft (205 sq m)  
For identification purposes only.

### Directions

Post Code DY14 0UH  
what3words: ///trek.position.inspects

### General

**Local Authority:** Shropshire Council  
**Services:** Mains electric and water. Oil central heating. Private drainage by Klargester. 12 Solar panels. Underfloor heating to ground floor (excluding utility)  
**Council Tax:** Band F  
**EPC Rating:** C  
**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation  
**Wayleaves and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.  
**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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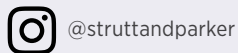
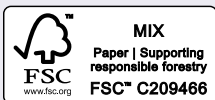
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