



Lyndale House, Astley Abbots, Bridgnorth, Shropshire, WV16 4SW





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Positioned within approximately 0.8 acres of beautifully landscaped private gardens, this exceptional country home offers generous four-bedroom accommodation, complemented by a double garage and workshop/store. Enjoying a desirable position on the outskirts of the historic market town of Bridgnorth, the property perfectly blends countryside charm with easy access to a wide range of amenities, schools, and transport links. Bridgnorth - 2 miles, Telford - 12 miles, Shrewsbury - 22 miles, Kidderminster - 17 miles, Wolverhampton - 17 miles, Birmingham - 33 miles. (All distances are approximate).

# LYNDALE HOUSE

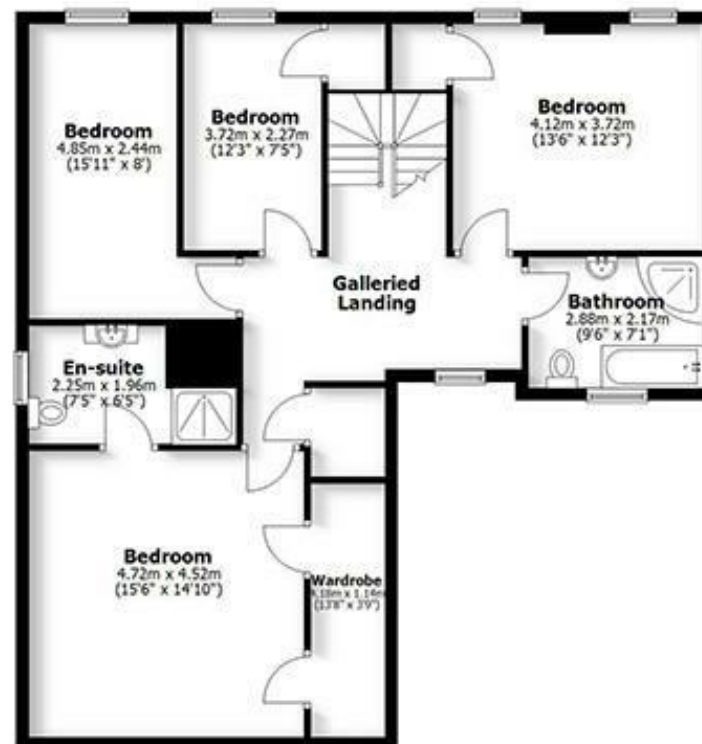
ASTLEY ABBOTTS, BRIDGNORTH

HOUSE: 219.2sq.m. 2,359.4sq.ft.  
 GARAGE: 66.7sq.m. 717.7sq.ft.  
 WORKSHOP/STORE: 43.6sq.m. 469.7sq.ft.  
**TOTAL: 329.5sq.m. 3,546.8sq.ft.**

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



Ground Floor



First Floor



## LOCATION

Lyndale House enjoys an enviable position in the heart of Astley Abbots, a highly sought-after semi-rural hamlet surrounded by picturesque Shropshire countryside. The property is located just a short distance from the historic market town of Bridgnorth and offers convenient access to Ironbridge, Telford and the wider West Midlands conurbation.

The area is renowned for its wealth of scenic countryside walks, cycle routes, outdoor pursuits and the nearby River Severn, providing an exceptional setting for those seeking a lifestyle that perfectly balances rural tranquillity with the convenience of nearby towns and amenities.

## ACCOMMODATION

From the driveway a pathway leads to the main entrance, where the front door opens into the reception hall. A turning staircase rises to the first floor, with useful understairs storage, a cloak cupboard, and a guest cloakroom/WC. Leading off the reception hall are the principal reception rooms, including a study and a spacious living enjoying a dual aspect. The living room is centred around an impressive feature stone fireplace housing a cast iron log burning stove, creating a warm and inviting focal point. The sitting/dining room also benefits from a dual aspect and features patio doors opening onto the rear terrace, making it ideal for both entertaining and everyday family living. A further feature stone fireplace with log burning stove enhances the character of the room. Positioned to the rear of the property, the breakfast kitchen enjoys delightful views over the gardens. The kitchen is fitted with a comprehensive range of matching base and wall units, complementary work surfaces, inset sink unit, and a selection of integrated appliances including an oven, grill, hob with extractor hood, dishwasher, and microwave. Adjacent to the kitchen is a separate utility room providing additional storage and workspace, fitted cupboards, a further sink unit, and space for laundry appliances and a fridge freezer. A door gives access to the boiler cupboard, housing the hot water cylinder and oil-fired central heating boiler, while a further door leads directly out to the rear garden.

The first floor landing features an attractive galleried design. The principal bedroom overlooks the front elevation and benefits from two substantial walk in wardrobes and an en-suite shower room, fitted with a WC, wash hand basin set within a vanity unit, and a large walk-in tiled shower enclosure. There are three further generously proportioned bedrooms, two of which feature built-in wardrobes and enjoy pleasant views over the rear gardens. The family bathroom is fitted with a white suite comprising a WC, wash hand basin, corner shower enclosure, and panelled bath.

## OUTSIDE

Externally, the property is set well back from the road behind a generous block-paved driveway providing ample off-road parking. The frontage is complemented by neatly maintained lawned gardens and attractive planted borders. A large detached double garage benefits from an up-and-over door together with useful mezzanine storage above.

The rear gardens are undoubtedly one of the property's most outstanding features. Having previously been opened to the public as part of local garden events, they have been lovingly designed, cultivated and maintained by the current owners over many years to create a truly idyllic country garden. Enjoying an exceptional degree of privacy, the grounds extend to approximately 0.8 acres and comprise well tended lawns and winding pathways. The shaped borders are richly planted with an impressive collection of mature shrubs, ornamental trees, specimen plants and seasonal flowering varieties, providing year-round colour and interest. A central wildlife pond, complete with decorative bridge and fountain, creates a delightful focal point, while numerous seating areas are thoughtfully positioned throughout the gardens to enjoy the peaceful surroundings. A productive orchard contains a variety of maturing fruit trees. Beyond this, a separate courtyard area incorporates two greenhouses and a substantial detached brick outbuilding. Originally forming part of the former stable block, this versatile building benefits from power and lighting, double entrance doors and offers excellent potential for use as a workshop, hobby space/studio, additional storage, or to be converted (STPP).

Combining mature landscaping, exceptional privacy and a wealth of established planting, the gardens provide a rare opportunity to enjoy a beautiful and well-loved outdoor environment in a highly desirable village setting.

## SERVICES

We are advised by our client that mains water and electricity are connected. Oil central heating and private drainage. Verification should be obtained from your surveyor.

## TENURE

We are advised by our client that the property is FREEHOLD. Verification should be obtained by your Solicitors.

## COUNCIL TAX

Shropshire Council.  
Tax Band: G.

## FIXTURES AND FITTINGS

By separate negotiation.

## VIEWING ARRANGEMENTS

Viewing strictly by appointment only. Please contact the BRIDGNORTH OFFICE.

## DIRECTIONS

Leave Bridgnorth on the Broseley Road B4373 towards Broseley. Continue for approximately one mile and upon reaching Cross Lane Head turn right to Astley Abbots. Follow the lane along passing the Church where Lyndale House is positioned set back off the lane on the right hand side.

Offers Around £825,000

EPC:

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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