



 **Holters**
Local Agent, National Exposure

The Romping Cat, Old Woods, Bomere Heath, Shrewsbury, SY4 3AX

Offers in the region of £525,000



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Welcome to The Romping Cat, where a former pub finds new life as a whimsical home. With a garden perfect for play and relaxation, a charming 'pub' for magical gatherings, and an open-plan living space that marries tradition with modernity, this is a truly unique and captivating property.



Key Features

- Semi Detached Converted Public House
- Full of Charm, Character & Modern Features
- Five Double Bedrooms, Including a Separate Dressing Room
- Stunning Open Plan Lounge/Kitchen/Diner with Clever Storage
- Spacious Garden with Level Lawn and Play Area
- Charming Garden 'Pub' with Power & Lighting
- Gated Entrance and Large Parking Area
- Two-bay Carport with Attached Storeroom
- Potential for Attic Conversion
- Video Tour Available

The Property

We are delighted to present this extraordinary property that seamlessly blends the charm of a former pub with the comfort and style of a modern family home. Let us take you on a delightful journey through the unique features and endless possibilities offered by this one-of-a-kind residence.

The Romping Cat begins its tour with a utility room that is sure to impress. Complete with a convenient W.C., a butler sink, and base cupboards, this space also boasts plumbing for a washing machine, making everyday chores a breeze. Practicality meets functionality in this area. Step into the snug and feel the warmth emanating from the open fireplace. The tiled floor adds a touch of character, creating a cosy atmosphere that invites you to unwind and relax. Whether it's curling up with a book or enjoying quality time with loved ones, this space is designed for comfort.

Prepare to be amazed by the open plan lounge, kitchen, and dining area. The contemporary white kitchen features ingenious storage solutions, ensuring that every item has its place. Equipped with an integrated 5-ring induction hob, two under-counter ovens, two dishwashers, a fridge, and a freezer, this kitchen is a chef's dream come true. The dining area, with its French doors and sliding patio doors leading to the garden, provides the perfect backdrop for entertaining guests. The lounge, adorned with a tiled floor and an open fireplace, harmoniously merges modern elegance with a touch of tradition.

As you enter through the front porch, you will be greeted by a living room that exudes rustic charm. Wooden beams and exposed sandstone walls create a unique and inviting ambiance. The tiled floor and open fire add to the cosy and welcoming atmosphere. The living room offers a door leading to the rear garden, seamlessly connecting indoor and outdoor living spaces.

The Romping Cat boasts five double bedrooms, each with its own distinct appeal. The master bedroom, complete with a dressing room, provides a private sanctuary for relaxation and rejuvenation. A shower room with a double walk-in cubicle offers a refreshing escape, while the family bathroom features a bath, W.C., and wash basin, catering to the needs of a growing family.

Last but certainly not least, the Romping Cat presents a large attic with immense potential for conversion. Let your imagination soar as you envision a creative space, an additional bedroom, a home office, or a playroom for the little ones. The possibilities are endless, and this attic

adds to the allure of this remarkable property.

Step outside The Romping Cat and discover a world of outdoor delights that will leave you with a smile of your face. The outside space of this extraordinary property is a true haven for relaxation, entertainment, and endless enjoyment. Let's explore the enchanting features that await you.

Behold the expansive garden of The Romping Cat. This outdoor oasis boasts a level lawn, perfect for picnics, outdoor games, and basking in the sunshine. The lush greenery creates a serene backdrop, offering a sense of peace and tranquility. For those with little ones or a penchant for outdoor activities, The Romping Cat goes the extra mile with a dedicated hard-standing play area. Here, children can frolic, play, and let their imaginations run wild. From swings to slides, this designated space provides endless opportunities for laughter and fun.

Step onto the inviting brick-paved patio, an ideal spot for al fresco dining, entertaining friends, or simply savoring a morning cup of coffee. The patio seamlessly blends with the surrounding garden, creating a harmonious transition between indoor and outdoor living. Indulge in a touch of luxury at the raised seating area, designed to elevate your outdoor experience. This space offers the perfect setting for unwinding after a long day, hosting intimate gatherings, or simply enjoying the fresh air. With ample room for a hot tub and additional seating, you can relax, rejuvenate, and soak in the soothing ambiance of your surroundings.

Prepare to be enchanted by an unexpected surprise—the garden 'pub.' Complete with power and lighting, this charming structure adds a whimsical touch to the outdoor space. Whether you envision it as a cosy retreat for sipping your favourite drink, a hideaway for hobbies, or a creative space for socializing, the garden 'pub' offers endless possibilities and a touch of magic to your outdoor adventures.

Enter through the gates into The Romping Cat's large parking area. The two-bay carport provides shelter for your vehicles while offering a storeroom on the side for all your storage needs. Say goodbye to the hassle of on-street parking and revel in the ease and security that this spacious parking area provides.

In conclusion, The Romping Cat stands as a testament to the perfect marriage of history and modernity. From its utility room and snug to the open plan lounge, kitchen, and dining area, this former pub turned dream home offers a unique living experience. With its cosy bedrooms, well-appointed bathrooms, and a spacious attic brimming with possibilities, The Romping Cat is ready to welcome you into a world of charm, comfort, and endless potential. Don't let this opportunity slip away - make this extraordinary property your own today!

The Location

Old Woods, just outside of Bomere Heath, is known for its natural beauty, with an abundance of trees and green spaces. A peaceful and serene environment, particularly if you enjoy outdoor activities such as hiking, walking, or birdwatching.

North of Shropshire's County town of Shrewsbury lies Bomere Heath. A

small village with a big heart, this is a popular location for people who want to be just outside of Shrewsbury, close enough for convenience yet with the feeling of a more rural environment. Bomere Heath has the perfect number of immediate amenities within walking distance and for a small village offers plenty of variety. With a hairdresser, a public house, a chip shop, a convenience store, a post office, village hall, a primary school and a cricket club, you won't go short of what you may need on a day to day basis. As well as Shrewsbury and all its restaurants, pubs, shops and leisure facilities being only 5 miles away, you are also close to the equally popular village of Baschurch which is only 4.5m miles away and offers you an additional primary school and the popular secondary school The Corbet. As well as being a pretty village with lots of country cycling paths and open spaces surrounding it, If you want to live somewhere that has a small claim to fame you can tell any visiting guests that Bomere Heath was the home of TV's famous Blue Peter Gardener Percy Thrower, with some of the newer roads having been named after him, not everyone can say that about their home!

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band E.

Services

We are informed the property is connected to all mains services.

Broadband

Enquiries via British Telecom indicates the property has broadband access. Interested parties are advised to make their own enquiries via BT or their own broadband provider.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering checks on all prospective purchasers. A company called Credit Safe provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.



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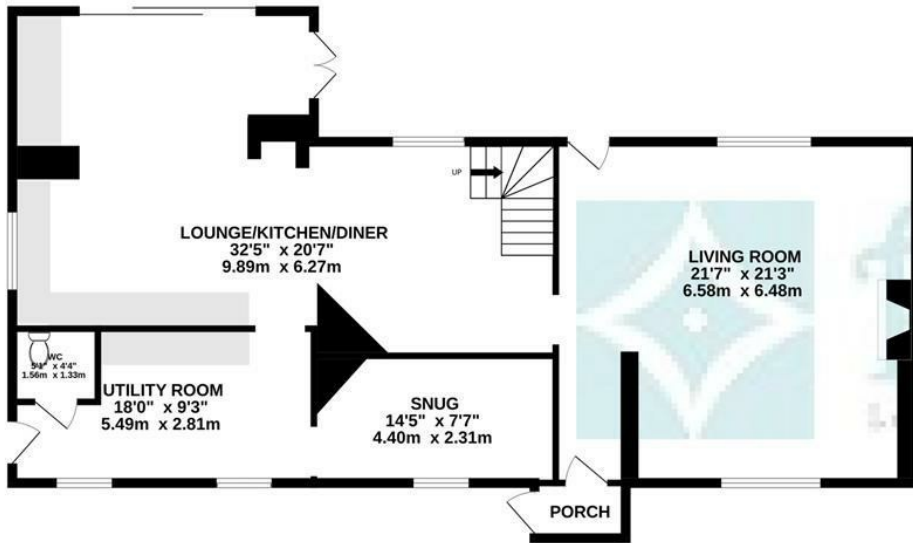
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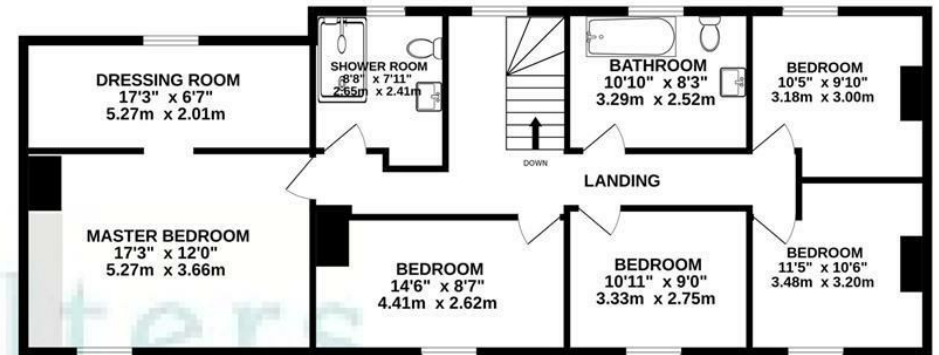
Holders

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GROUND FLOOR
1205 sq.ft. (111.9 sq.m.) approx.



1ST FLOOR
1047 sq.ft. (97.3 sq.m.) approx.



TOTAL FLOOR AREA : 2252 sq.ft. (209.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	