



Holters

11 Copall Paddock, Bishops Castle, Shropshire, SY9 5DL

Offers in the region of £425,000



Holters
Local Agent, National Exposure

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Discover your dream home in the heart of Bishops Castle with this superb detached house located in the private estate of Copall Paddock. This delightful property offers 3 double bedrooms, spacious living areas, enchanting gardens, and is set in a tranquil neighbourhood with easy access to local amenities. Don't miss the chance to make this wonderful property your next home!

Key Features

- Spacious Detached Property
- Set on a Private Development
- Just a Short Walk to the Town Centre
- 3 Bedrooms
- Large Kitchen/Diner with Separate Utility Room
- Living Room with Log Burner
- Impressive Conservatory
- Enclosed Large Private South Facing Garden
- Garage and Off Road Parking
- EPC D

The Property

Introducing 11 Copall Paddock, which is a spacious, detached residence situated in a quiet, tucked-away position in the heart of Bishops Castle town centre. Number 11 is located on the left hand side as you enter Copall Paddock, which is a private and well cared for estate. The estate itself was originally made up of just 10 properties, with the current owner lovingly building number 11 as a further addition in 2005. Each property has its own driveway and expansive front garden, the whole scene feels reminiscent of the kind of idyllic residential setting you see in wholesome family films.

Being a private estate, Copall Paddock has its own management committee. Registered as a limited company, Copall Paddocks Ltd, is responsible for the general maintenance of the estate. The owner of each property on the estate must pay an annual contribution of £150, which is pooled together and used to fund any work which may be required. There is an annual general

meeting which all of the residents are invited to, although it is not compulsory to attend if you do not wish.

Upon entering the property you are welcomed by the entrance hall which has stairs ascending to the first floor and grants access to the living room, the kitchen/diner and the wet room. The downstairs wet room comprises of a wash basin, wc and corner shower. Entering the living room, one can easily envision cosy evenings by the log burner, the true focal point of this room. The living room flows well into the conservatory through the sliding doors, and allows natural light to fill this space with patio doors leading you outside. Heading back through the entrance hall, the kitchen diner houses a wonderful 'Stanley Aga' and is fitted with a range of matching base and wall units. This generous room offers ample space for a dining table and chairs, with sliding doors leading you out to the flourishing garden. Accessed from the kitchen is the utility room which is fitted with a convenient wash basin and space for all of the essential appliance, with a further door leading you outside. In recent years, wood flooring has been installed throughout the living room, entrance hall, and kitchen/diner.

Ascending to the first floor, you will discover three double bedrooms alongside the family bathroom. To your left you will find the main bedroom with a pleasant rooftop view and an additional Velux window allowing further light in. The further two

bedrooms, the bathroom, and the airing cupboard are all accessed from the landing. The family bathroom is fitted with a white suite comprising of a bath, a wash basin and WC.

Positioned within a 0.15 acre plot, there a driveway offering parking for multiple vehicles, a detached single garage and flourishing gardens. Perfect for horticultural enthusiasts to get their green fingers stuck into, the gardens encompass the house and are largely laid to lawn with a patio area adjoining the conservatory. There is additional space to the rear which could be landscaped to serve as an excellent vegetable patch, a play area for children, or additional flowerbeds. The garden is truly worthy of particular note and poses as an ideal spot to relax/entertain in within the warmer months of the year given its south facing position.

Overall, number 11 is a hidden gem which is well built, inviting, homely and located in a sought after setting in a lovely town. Appealing to a wide range of buyers, there should be no shortage of takers for such a lovely property so be sure to book your viewing sooner rather than later!

The Location

Surrounded by the beautiful and unspoiled Shropshire Hills and countryside you will find the small market town of Bishops Castle. Packed full of amenities, this quirky, individual and popular town has many things to offer to couples, families and people



looking to retire. Bishops Castle is an all-rounder with something to suit everyone. The town has a natural draw for musicians, artists, crafters and photographers, so there are often a variety of events and entertainment that take place to reflect this. From blues and roots festivals, to classical concerts at the nearby Walcot Hall. A summer carnival will keep the youngsters entertained, and there are also two ale trails for the beer connoisseur. In day to day living terms the town offers all the convenience you would need of, three supermarkets, high street banks, clothes shops, a post office, a butcher, a deli, a bookshop, cafes, restaurants, coffee shops, and pubs. If you have friends visiting there will be plenty to show them, in the form of the local museum, frequent evening entertainment, two breweries including the countries oldest licenced brewery that also offers tours, bed and breakfasts and a hotel to ease any accommodation concerns. If sports are more your thing, there is a leisure centre, a football team, a rugby team, a lawn tennis club, a bowling club and a cricket team. Bishops castle also has a primary school and a secondary school with a 6th form college, a medical centre, dentists, hairdressers and beauticians. Bishops castle is 20 miles from Ludlow, 21 miles away from Shrewsbury, 13 miles away from Church Stretton and 6 miles away from Clun.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band D

Services

We are informed that the property is connected to mains water, electric and drainage.

Heating

Oil fired central heating and wood burning stove.

What3Words

///column.chip.musical

Nearest Towns/Cities

Ludlow - 19.5 miles
 Knighton - 13 miles
 Newtown - 16.5 miles
 Church Stretton - 13 miles
 Welshpool - 17 miles
 Shrewsbury - 21.5 miles

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.

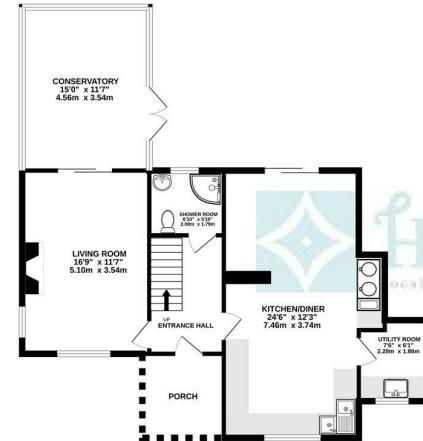
Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

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 have any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
888 sq.ft. (82.5 sq.m.) approx.



1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA: 1492 sq.ft. (138.6 sq.m.) approx.

While 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 not be used as such by any prospective purchaser. The services, systems and apparatus shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
 Made with Metropics 02/201

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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