

The Poppy House
Market Square, Bishops Castle, SY9 5BN



FOR SALE

FOR SALE BY PRIVATE TREATY

Price: Offers in the region of £495,000



2 reception
rooms



7 bedrooms



5 bath/shower
rooms

Shrewsbury 22 miles, Ludlow 16 miles, (All distances are approximate)

- **Substantial Grade II listed town property**
- **Profitable family run business**
- **Café/Restaurant with B & B**
- **4 en-suite letting rooms and 3 bed owners flat**
- **Courtyard parking and raised private garden**
- **Characterful, well maintained accommodation**
- **Ideal business opportunity or multi-generational home**



GENERAL REMARKS

The Poppy House is a well known family business which continues to thrive in this historic market town, a mecca to walkers and cyclists alike. The sale includes the extensive café/restaurant and Bed & Breakfast with 4 en-suite letting rooms and private 3 bedroom owners accommodation.

The Poppy House is steeped in history and is a large rambling building with outbuildings, courtyard and gardens. It is thought to date back to the eleventh century and it has even been suggested that the vaulted cellar may have been the cart entrance to the outer bailey of the original castle, leading onto the since named Market Square which would have been the bustling hub of the mediaeval town. The longest stretch of the castle walls remains intact in the raised garden, where the original buttress can still be seen together with the remains of an old forge.

The remainder of the building dates back to the 16th and 18th centuries including timber frame walls and ceilings and oak bordered floor. Latterly, restoration works have led to the development of the Bed and Breakfast business.

The current owners have run the Poppy House modestly as a family business, taking up the reins in 2009. Whilst turning a profit, there is now tremendous scope to further develop the business and increase margins as the blueprints of the operation are well established.

SITUATION

The property is ideally located in the heart of this historic market town. Bishops Castle is set in the beautiful Shropshire Hills which offers endless trails for walkers and cyclists, in some of the most dramatic scenery to be found. The town itself operates as an important service provider to the outlying areas and has a good range of local services and amenities, whilst a comprehensive range of facilities together with links to the national rail and motorway network, will be found in the larger, local towns of Shrewsbury and Ludlow.

THE POPPY HOUSE

This substantial building provides the beating heart of the business with a large street frontage and glazed display entrance into the coffee shop leading to the large restaurant area. Beyond is the engine room of the commercial kitchen and utility.

A separate street entrance leads past a residents lounge with stairs leading up to the 4 generously proportioned en-suite letting rooms, all with their characterful features.

The private raised gardens are approached from the top floor and back onto the old castle walls. This very pleasant area catches much of the daytime sun with long distance country views beyond the town. There are external steps which lead down to the covered courtyard and parking area and not forgetting the ancient vaulted cellar below accessed from the hall.

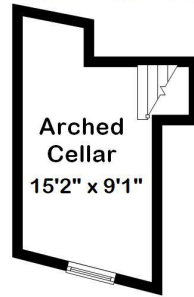


To the second floor is the private family accommodation with a further 3 bedrooms, loft room, bathroom, living space and private kitchen.

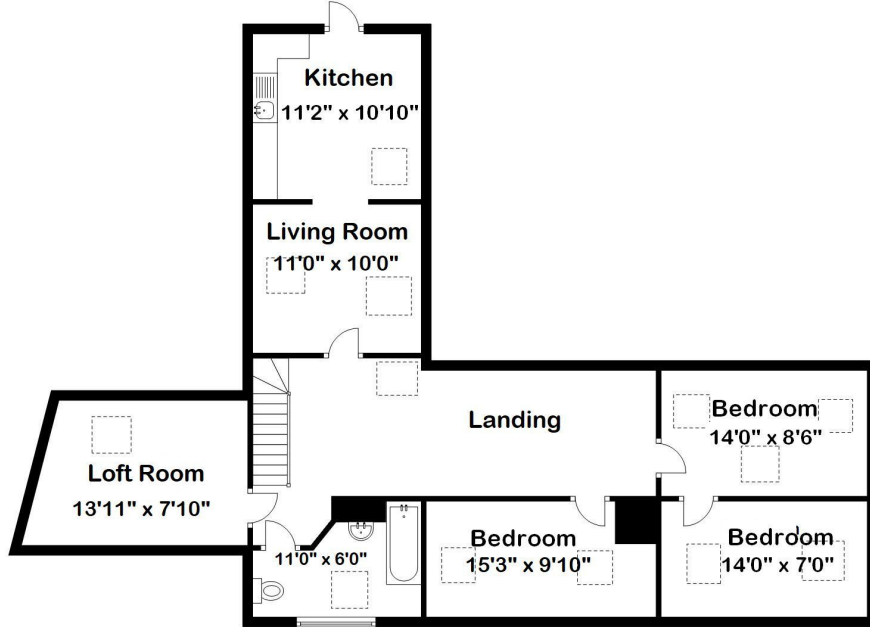


THE POPPY HOUSE

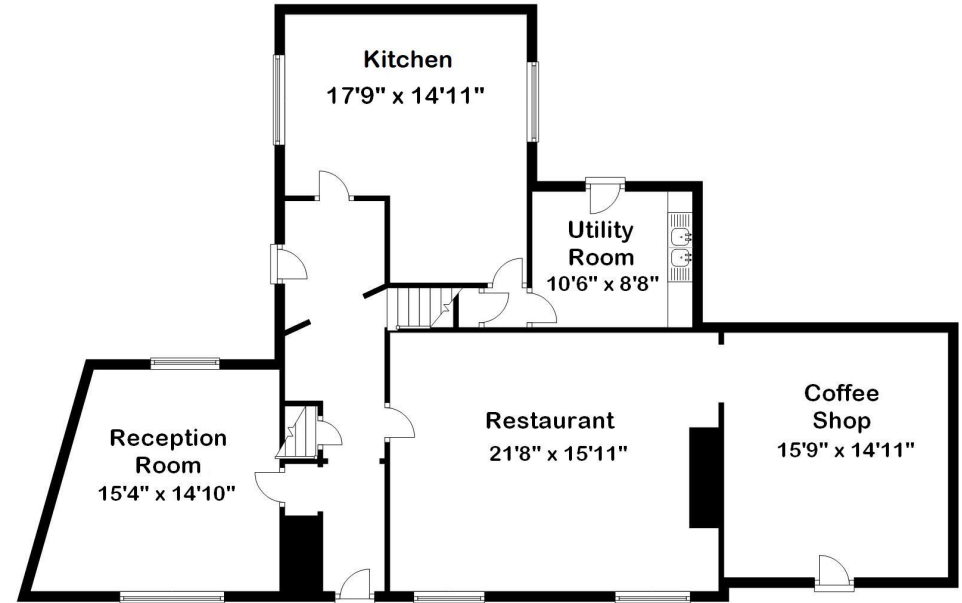
Basement
Approx. 12.4 sq. metres (133.1 sq. feet)



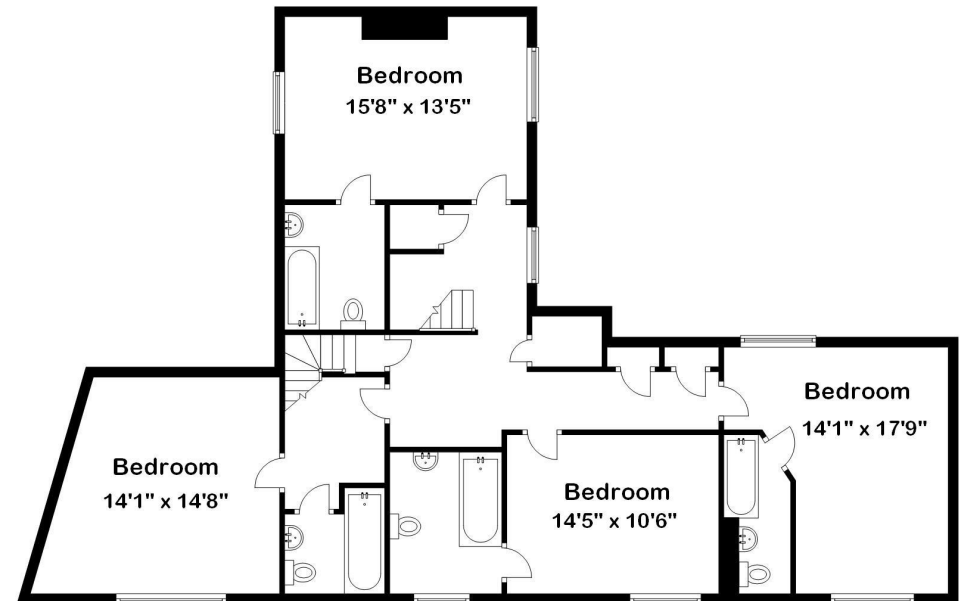
Second Floor
Approx. 97.3 sq. metres (1047.6 sq. feet)



Ground Floor
Approx. 129.8 sq. metres (1396.9 sq. feet)



First Floor
Approx. 120.2 sq. metres (1293.3 sq. feet)



Total area: approx. 359.6 sq. metres (3870.9 sq. feet)

Artists impression, for illustrative purposes only

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SERVICES

Mains water, electricity and drainage are connected.

Oil central heating.

NOTE: None of the services or installations have been tested by the Agents.

COUNCIL TAX

Shropshire Council— Band D

VIEWING

Strictly through the Selling Agents: Halls 33b Church Street, Bishops Castle, SY9 5AD. Tel: 01588638755. Email: bishopscastle@hallsgb.com

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.

NOTE: The vendors will consider higher offers for the Poppy House and the adjoining Bake House. A traditional 2 bedroom cottage, included as a package deal.



01588 638755

Bishops Castle office:

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