



1 & 2 Hardwick Cottages, Hardwick, Bishops Castle, SY9 5HS

01588 638755

FOR SALE

FOR SALE BY PRIVATE TREATY

Price: £350,000 region



3 reception rooms



4 bedrooms



2 bath/shower rooms

Bishops Castle 4 miles, Shrewsbury 18 miles, Ludlow 18 miles
(All distances are approximate)

- **Peaceful, rural setting with stunning country views**
- **A pair of traditional semi-detached cottages**
- **Sold with approximately 1.38 acres of land**
- **No. 1 - 2 bedrooms, bathroom, kitchen, 2 reception**
- **No. 2 - 2 bedrooms, bathroom, kitchen, 1 reception**
- **Outside—gardens, outbuildings and paddock**
- **Requiring renovation and refurbishment**
- **Superb opportunity to develop an outstanding family home**



GENERAL REMARKS

1 & 2 Hardwick Cottages are a pair of traditional render and brick built semi-detached houses which occupy a picturesque and peaceful, rural setting with outstanding views across the rolling South Shropshire countryside, including the Long Mynd range.

Both cottages currently provide 2 bedrooms with bathroom, kitchen, living room, (plus dining room in No. 1) and utility. Renovation and refurbishment is required to both cottages (primarily No 2.) but the sale provides immense potential to create a beautiful family home or two cottages, ideal as an investment or multi-generational lifestyles.

Of particular note are the grounds which in all, extend to around 1.38 acres and which includes a level pasture paddock with a stream and separate road access.

LOCATION

The property is situated in an idyllic position, served by a quiet country lane, enjoying the peace and tranquillity of its surroundings, much of which is designated as being of outstanding natural beauty. It has splendid views in most directions over unspoilt farmland and up towards the famous Long Mynd Range. Whilst secluded, the cottages are not isolated, with the community villages of Wentnor and Norbury close by with Norbury School being just 2 miles away and the market town of Bishops Castle only 4 miles away.

The larger towns of Shrewsbury and Ludlow are within comfortable driving distance and offer a wide range of amenities and services together with access to the national road and rail network.

SERVICES

Both cottages have mains electricity and double-glazing. A shared private drainage system is installed but will need to be replaced with a new sewage treatment plant. Similarly, the cottages have a private water supply but purchasers will be required to install their own borehole within 6 months of purchase. A quotation for these works can be supplied on request. The cottages have either solid fuel or modern electric heaters.

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

OUTSIDE

Both cottages have gardens to the front, side and rear with attached single storey outbuildings providing WC and storage. To the rear is a traditional brick former pig sty with to No 1. a detached single garage/workshop and off road parking. The property is surrounded by countryside and extends to 1½ acres and boasts an adjoining level pasture field with separate road access. The land also includes a small wooded area with a natural stream which runs along the eastern boundary.



ACCOMMODATION

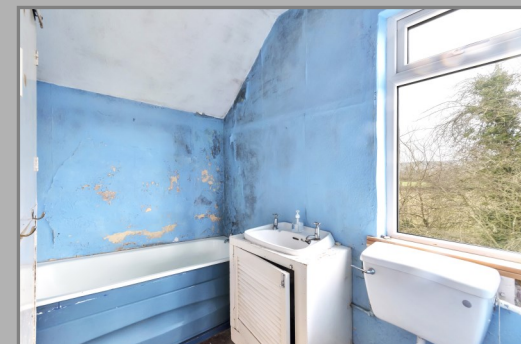
No. 1 Hardwick Cottages

Living Room	14'0" x 11'11"
Dining Room	11'5" x 8'0"
Pantry	8'0" x 4'3"
Kitchen	10'11" x 9'3"
Utility	6'2" x 4'5"
Bedroom 1	15'9" x 8'4"
Bedroom 2	11'3" x 8'6"
Bathroom	7'7" x 6'10"

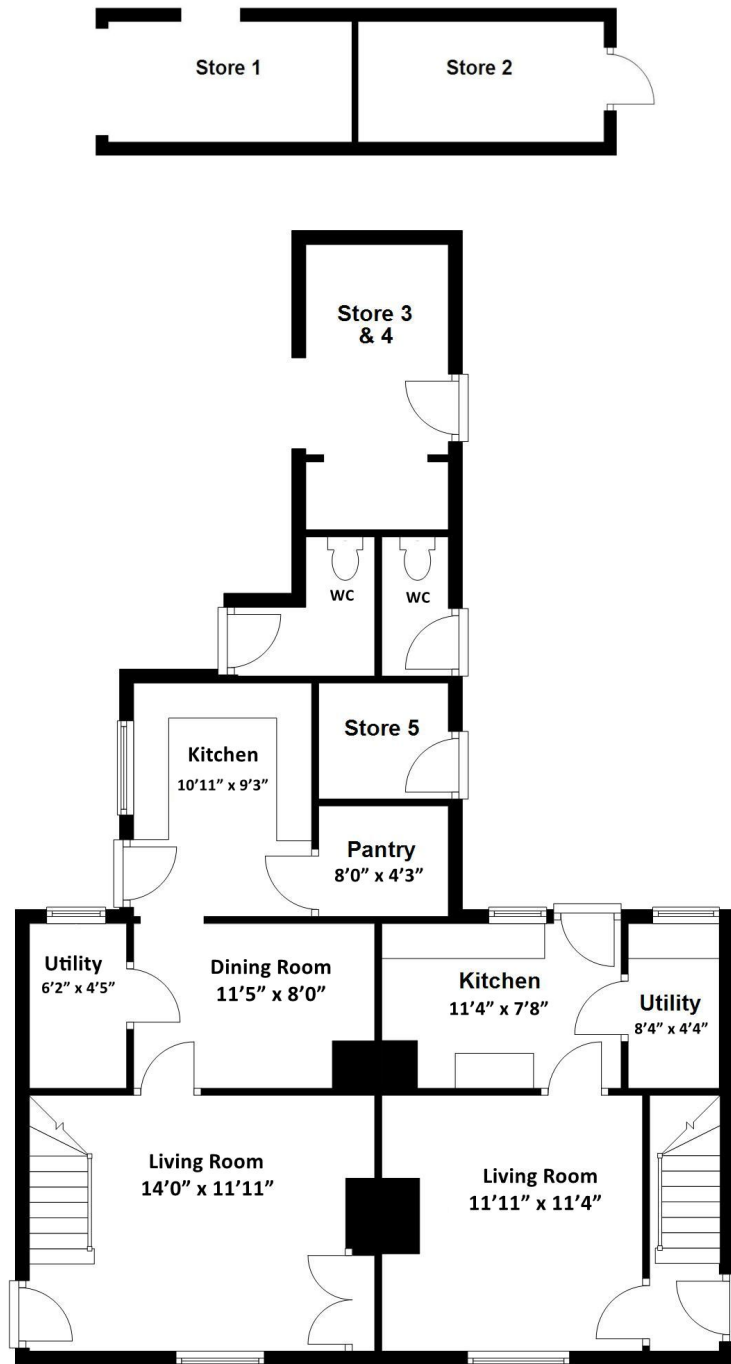
No. 2 Hardwick Cottages

Entrance Lobby	
Living Room	11'11" x 11'4"
Kitchen	11'4" x 7'8"
Utility	8'4" x 4'4"
Bedroom 1	16'0" x 8'6"
Bedroom 2	11'5" x 8'6"
Bathroom	7'7" x 6'10"

1 Hardwick Cottages



Ground Floor



First Floor



1 & 2 Hardwick Cottages, Hardwick, Bishops Castle, SY9 5HS



VIEWING

Strictly through the Agents:
Halls, 33b Church Street, Bishops Castle, SY9 5DA.
Telephone: 01588 638755.

DIRECTIONS

From Bishops Castle take the A488 to Lydham and turn right onto the A489 for Craven Arms. After a quarter of a mile take the next left turn for Norbury and Wentnor. Continue on this road for about one mile and at the 90° left hand bend turn right signposted Hardwick and the cottages are found 0.7 mile on your left.

What3Words: greyhound. alleges. footsteps

COUNCIL TAX

Both cottages Band B—Shropshire Council

MONEY LAUNDERING REGULATIONS

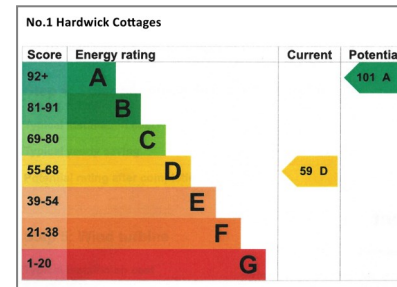
On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility



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Residential / Fine

2 Hardwick Cottages

