

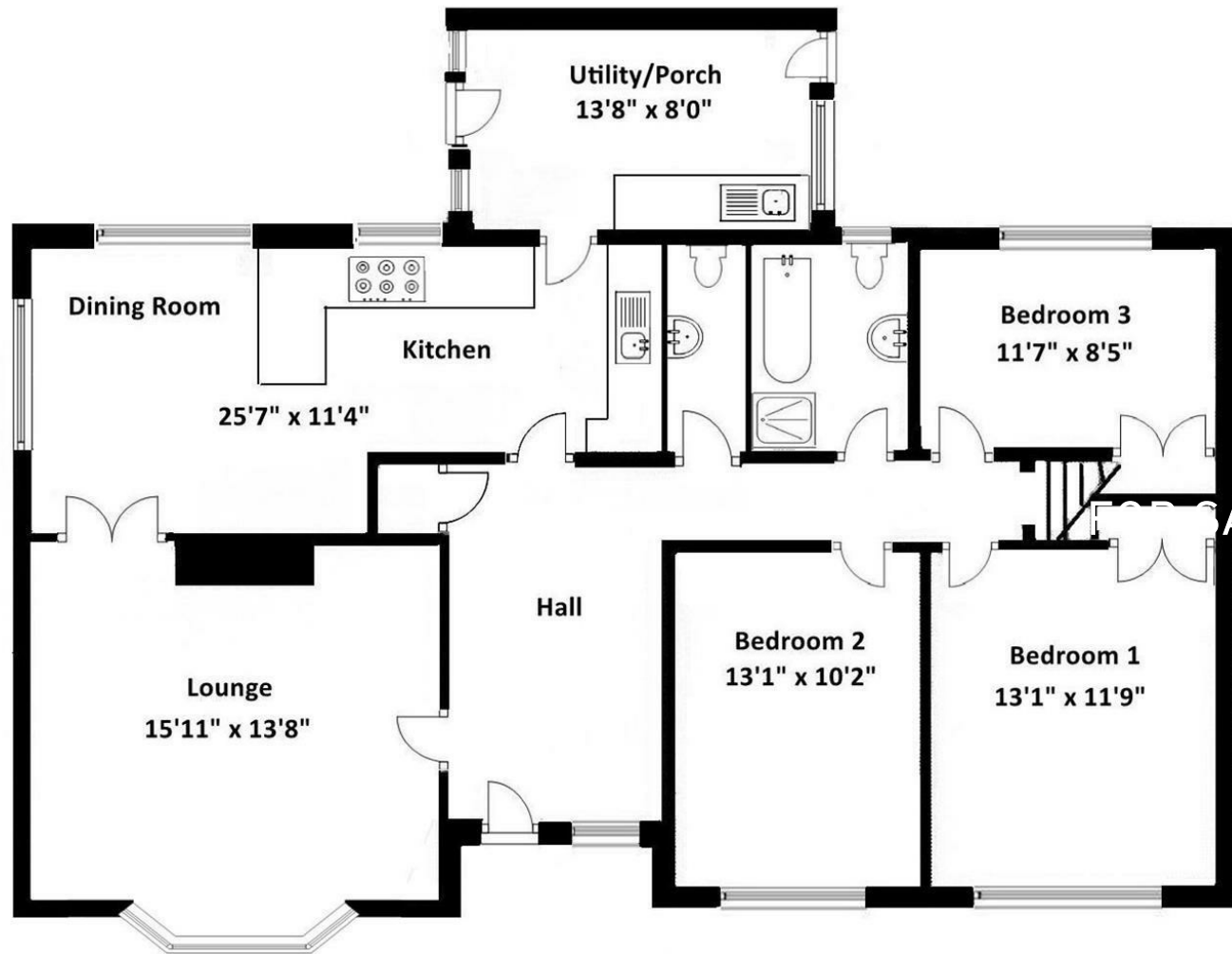
FOR SALE

Panorama Church Lane, Bishops Castle, SY9 5AF



FOR SALE Offers in the region of £469,000

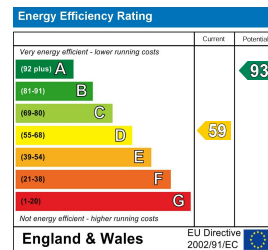
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A beautifully situated detached bungalow on the outskirts of this delightful small town with outstanding views over open fields and hillsides. Comprising 3 bedrooms, bathroom, large kitchen/dining room, lounge, WC, utility/porch and garage. Standing in good sized gardens with ample parking and a level walk to all amenities.



01588 638 755

Bishops Castle Sales
33b Church Street, Bishops Castle, Shropshire, SY9 5AD
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1 Reception Room



3 Bedrooms



1 Bath/Shower Room



- A beautifully situated detached bungalow
- Delightful country views
- 3 bedrooms, bathroom
- Large kitchen/dining room, lounge
- Utility/porch, garage
- Good sized gardens and ample parking

GENERAL REMARKS

As the name would suggest, this delightful detached bungalow has panoramic views beyond its edge of town location to the open countryside and up towards Oakeley Mynd. It also boasts an incredibly quiet setting, accessed by a quiet no through road behind the church but is equally just a short, level walk from the town's main street.

Constructed of cavity masonry under a pitched tiled roof, the bungalow offers spacious accommodation with 3 bedrooms, bathroom, a large open plan kitchen dining room, ideal for family gatherings with double doors to the lounge with cosy log burner and large window from which to enjoy those views. A rear utility/porch, WC and useful boarded attic, complete the internal arrangement. The attic space may also provide additional living accommodation subject to planning consent.

The gardens are a good size, laid predominantly to lawns which slope to a point, taking full advantage of the views from the summer house. There is also plenty of parking together with the integral garage.

Panorama is a great choice for those looking for peace and tranquility whilst being part of a thriving community.

LOCATION

It is situated on the edge of Bishops Castle off the quiet no through road known as Church Lane. All the local amenities, shops and services, are within a short walk. The town stands in a beautiful part of South Shropshire and is a mecca for walkers and cyclists. The larger towns of Ludlow and Shrewsbury are within comfortable driving distance and provide access to the national road and rail network.

ACCOMMODATION

Arranged over a single level with large attic room, the property is approached from the parking area with steps up to the open porch with easterly country views and uPVC door into:

ENTRANCE HALL

With fitted carpet, airing cupboard and doors into:

LOUNGE

15'11" x 13'8" (4.85m x 4.17m)

A light and airy room with excellent forward views over the gardens and beyond to open fields and hillsides, Brick feature fireplace and display unit with log burner, fitted carpet, radiator and double doors into:

KITCHEN/DINING ROOM

25'7" x 11'4" (7.80m x 3.45m)

A great space for entertaining with a well fitted kitchen with a large range of worktops, timber faced wall and base cupboards, integrated dishwasher, fridge/freezer and modern sink unit, 'Rangemaster' electric range cooker with extractor fan above, downlighting, tiled floor, two radiators, windows to the rear gardens, return door to hall and doors to:

UTILITY/PORCH

13'8" x 8'0" (4.17m x 2.44m)

With tiled floor, doors to outside at either end and windows over the rear gardens, polycarbonate roof, stainless steel sink unit and plumbing for a washing machine.

Off the hall are doors to:

SEPARATE WC

With low flush unit and sink in white, tiled floor, chrome radiator and recessed lighting.

BATHROOM

Well appointed with a white suite of corner bath, WC, wash basin. Corner shower cubicle with mixer shower, fully tiled floors and walls, chrome radiator and medicine cabinet.

BEDROOM 1

13'1" x 11'9" (3.99m x 3.35m;2.74m)

With super country views across the front gardens, fitted carpet, radiator and recess wardrobe.

BEDROOM 2

13'1" x 10'2" (3.99m x 3.10m)

With super country views across the front garden, fitted carpet and radiator.

BEDROOM 3

11'7" x 8'5" (3.53m x 2.57m)

With window to rear garden, fitted carpet, radiator, pine panelled walls and recessed wardrobe.

ATTIC ROOM

A door from the hall opens to a flight of steps up to a useful attic space, about 31' long with gable end window, power and light, boarded and timber panelled. Subject to any necessary consent, it may be possible to convert the space to additional accommodation.

OUTSIDE

The property is approached off the quiet lane by a sweeping gravel drive to the ample parking area to the front of the Integral Garage (17' x 13') with up and over door, power and light and housing the central heating boiler. At the front is a level grassed area with floral and shrubbery borders with mature boundary hedge and lovely views across to Oakeley Mynd. A path leads around the side to the private rear gardens with covered area to the side of the utility/conservatory and personnel access to the garage. Through a retaining wall, the gardens slope gently upwards to a timber and glazed summer house in the corner which is perfectly placed to take advantage of the excellent views across open fields and hills. The good sized rear gardens are mainly laid to lawn with hedge boundaries.

COUNCIL TAX

Band E - Shropshire Council.

SERVICES

Mains water and electricity, private drainage, double-glazing and oil central heating.

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

VIEWING

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

DIRECTIONS

From the church turn into Kerry Lane and immediately left onto Church Lane. Continue past the turn for Field Lane and Panorama is a further 150 metres, the first bungalow on the right.

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.