



FOR SALE

FOR SALE BY PRIVATE TREATY

Price: £795,000



reception rooms



bedrooms



bath/shower rooms

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

- **A much-loved characterful listed town house**
- **5 bedrooms, reception, kitchen/diner**
- **Together with a detached 2-bedroom holiday cottage**
- **Study/workroom and High Street office/rental unit**
- **Well-stocked extensive gardens and ancillary building**
- **Potential for multi-generational use**

GENERAL REMARKS

A rural sanctuary in the centre of Bishops Castle town, comprising a sensitively renovated 5- bedroom, sixteenth Century Merchant's House in substantial grounds together with a two-bedroom holiday cottage, a small medieval two storey barn, used as hobby space and a study and a high street fronting office/shop, currently let (business unaffected). There is garaging with EV point and further outbuildings including tool shed and separate greenhouse/shed, currently used as a laundry room/utility/potting shed but could be a workshop. A green oasis of calm, within walking distance of shops, local primary and secondary school, doctors, dentist, bank, pubs and cottage hospital. Gardens to both the main house and the holiday cottage are particularly well stocked with stunning herbaceous borders that flower continuously for ten months of the year, a playhouse and fruit cage.

This is without doubt, an ideal property for those seeking the right life-work balance or as a home with potential for multi-generational use.

LOCATION

It is located in the heart of this historic market town and within walking distance of its excellent range of local services and amenities. Bishops Castle is a jewel in the stunning South Shropshire countryside crown, being a mecca for artists, walkers and cyclists. The larger towns of Ludlow and Shrewsbury are within comfortable driving distance and offer a comprehensive range of services and access to the national road and rail network.



THE HOUSE

Looks are most definitely deceiving in this property, as the High Street frontage disguises the true nature of the Grade II listed Merchant's House which has a principal westerly outlook over the substantial grounds, holiday cottage, barns and outbuildings.

One enters the house from the small stepped back gardens into a wonderful living room dominated by the impressive inglenook fireplace inset with woodburner and having exposed beams and timber floors. A passageway leads through past a store and shower/WC to the hub of the house, the kitchen/diner with oak floors, bespoke kitchen fittings in a country style with a Rangemaster cooking range, and delightful French windows which open out onto the large paved terrace, west facing and looking across the parking areas to the extensive gardens and holiday cottage.

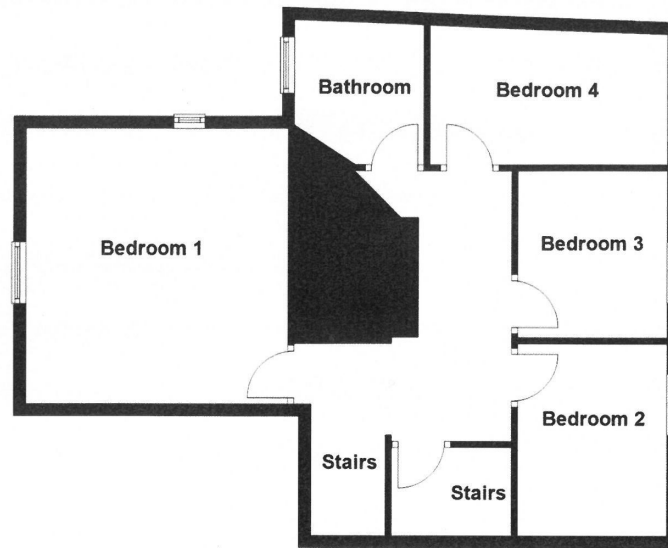
Stairs lead from the living room to the first floor landing with traditional wood floors, painted ceiling beams and access to the principal bedroom, looking out to the gardens, and a further three double bedrooms, all with a wealth of exposed timbers and the pleasantly appointed family bathroom. A further staircase rises to the attic space with two further rooms used as bedrooms.





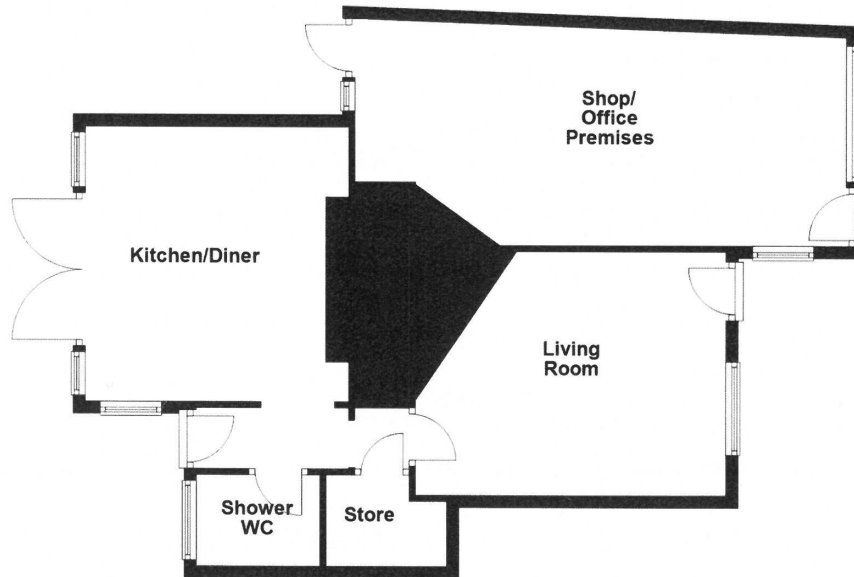
THE HOUSE

Approx. 70.2 sq. metres (755.1 sq. feet)



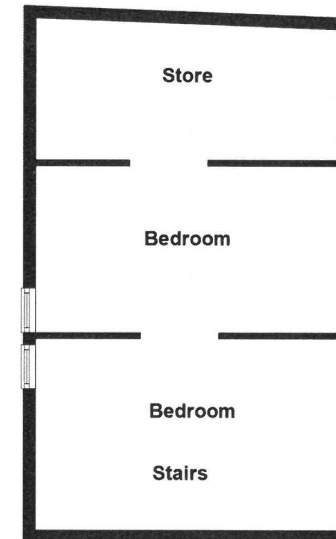
Ground Floor

Approx. 80.1 sq. metres (862.2 sq. feet)



Second Floor

Approx. 41.4 sq. metres (446.0 sq. feet)

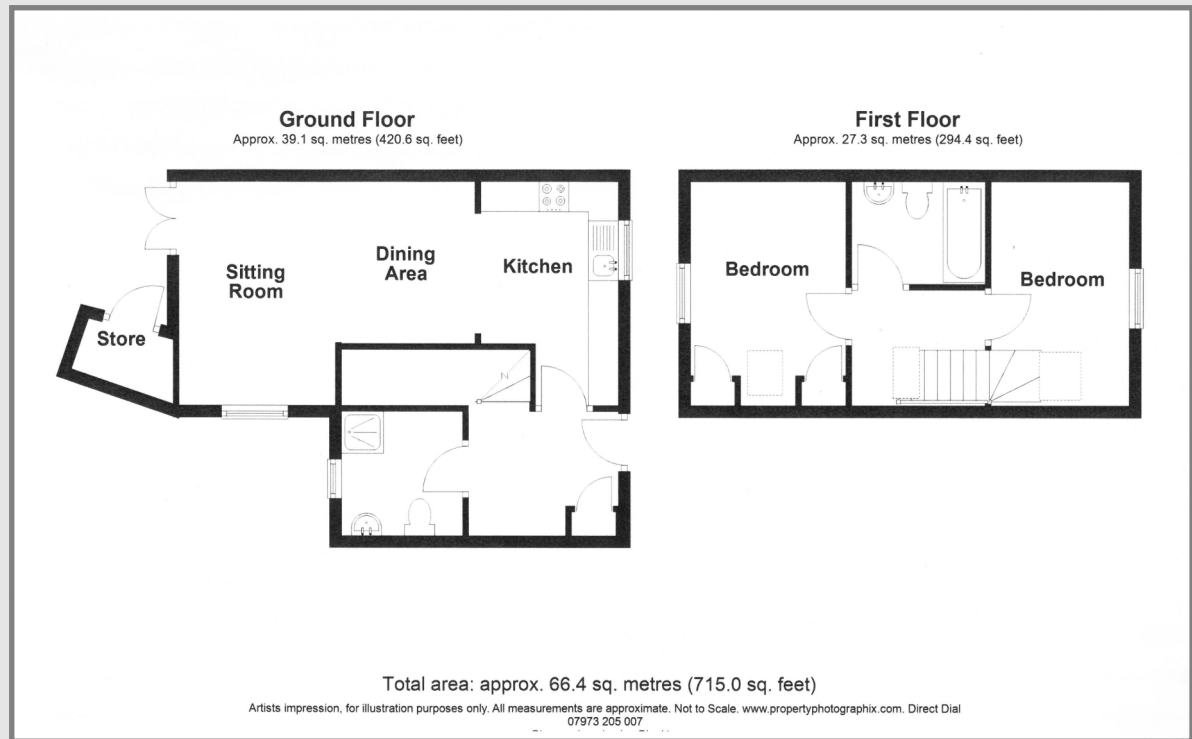


Total area approx 191.7 sq metres (2063.3 sq. feet)



HOLIDAY COTTAGE

Converted to a high standard, this substantial building is currently run as a holiday cottage which achieves a constant 5* rating on Airbnb and ranked in the top 5% (writerslodge.co.uk). Accommodation consists of an open plan ground floor living room, dining and kitchen with wood floors and wood stove with French windows into the private courtyard, walk-in shower/WC, with to the first floor, 2 bedrooms and a bathroom. Behind the cottage lies its own peaceful courtyard gardens.



OUTBUILDINGS/STUDY AND GARDENS

Gated off from the holiday cottage courtyard is the principal residence gardens which are particularly well stocked with stunning herbaceous borders that flower continually for 10 months a year. Together with a sunny aspect and lawns, there is also a playhouse and fruit cage. Across the large gravelled parking area is the old barn with ground floor seating area and hobby space and access from external steps is a beautiful studio workroom with exposed beams and views out to surrounding hills beyond the town. Further outbuildings with 3 phase electricity, water and drainage, currently used as a greenhouse/laundry/utility but could be a workshop.



OFFICE/SHOP

This street fronting premises offers a compact office/rental space which is currently divided into a private office, reception area/office, kitchenette and WC. It is presently occupied under license to a long standing firm of solicitors whose business is unaffected by the sale.



SERVICES

We understand mains water, electricity and drainage are connected. There is an EV point and 3 phase. Oil central heating and multi-fuel stoves.

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

OUTGOINGS

Shropshire Council.

House council tax band C

Office – rateable value £2850

Writers Lodge – rateable value £1350

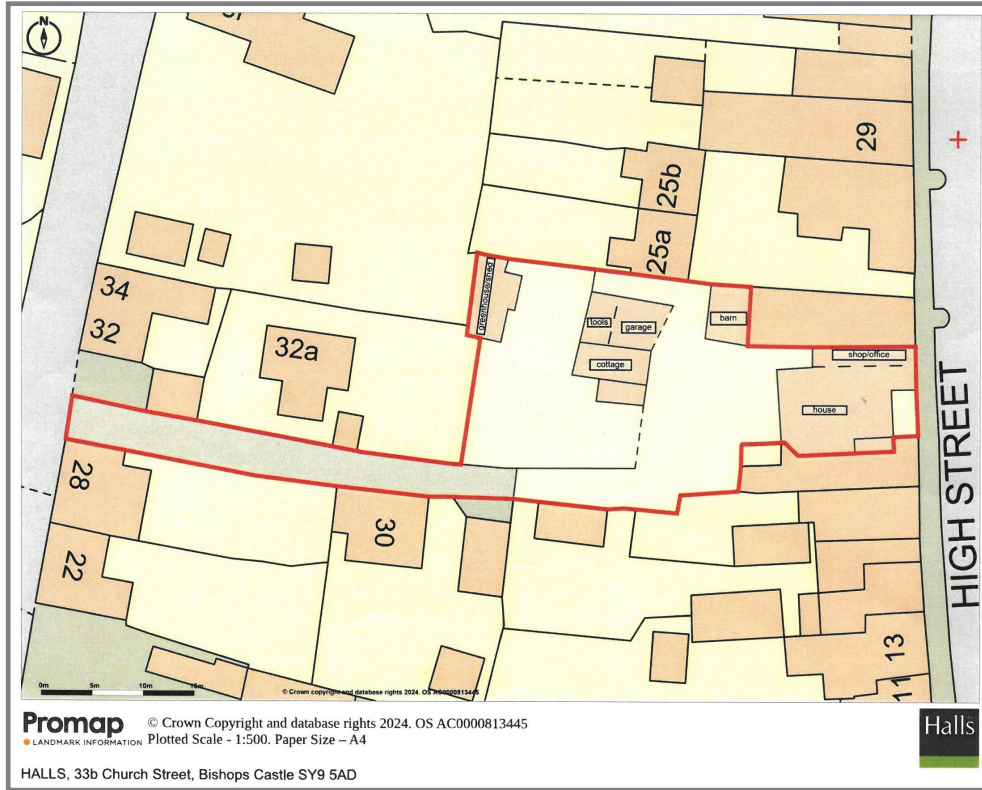
VIEWING

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

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.

23 High Street, Bishops Castle, SY9 5BE



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