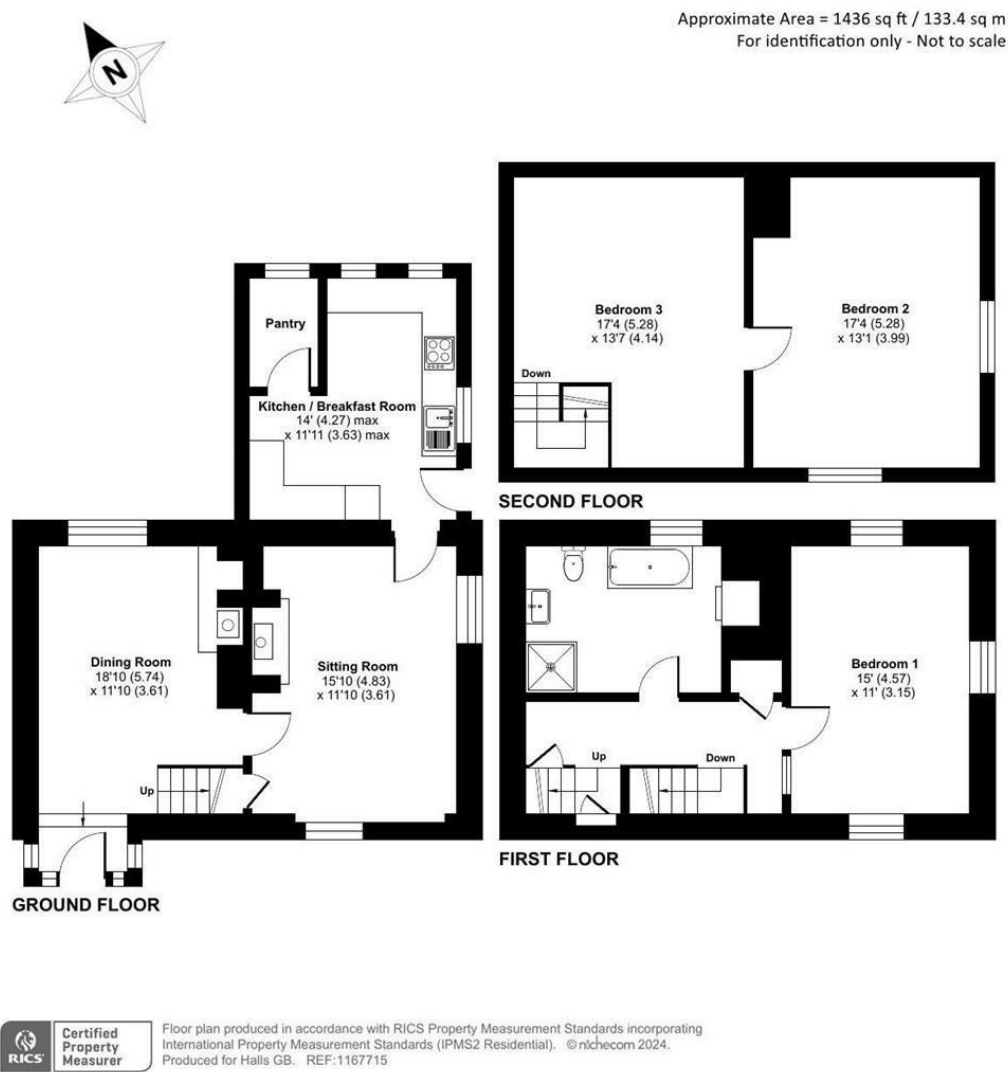


FOR SALE

2 Tan House, Church Street, Bishops Castle, Shropshire, SY9 5AA



FOR SALE

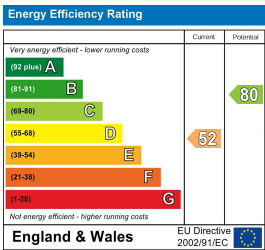
Offers in the region of 390,000

2 Tan House, Church Street, Bishops Castle, Shropshire, SY9 5AA

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 most charming and quirky town house situated in a convenient part of the town and offering characterful accommodation of 3 bedrooms, sitting room, dining room, kitchen/breakfast and bathroom. Outside is a small but private walled garden with informal shared parking and patio at the rear.

Halls 1845

01588 638 755

Bishops Castle Sales
33b Church Street, Bishops Castle, Shropshire, SY9 5AD
E: bishopscastle@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01588 638 755


2 Reception Rooms


3 Bedrooms


1 Bathroom



- Situated in a convenient part of the town
- Offering characterful accommodation
- 3 bedrooms, bathroom
- Sitting room, dining room
- Kitchen/breakfast room
- Small but private walled garden
- Informal shared parking to the rear

GENERAL REMARKS

This characterful end terrace town house probably dates back to the seventeenth century, prior to its Georgian alteration when its thought to have been the Tan masters cottage. Many interesting features remain across its three storey accommodation with a wealth of wall, ceiling and floor timbers on show to its 3 bedrooms and bathroom and two wood burners set into brick fireplaces in the sitting room and dining room and a conveniently fitted kitchen/breakfast with walk-in pantry.

To one side, retained by a high stone wall, is a private patio garden with further informal shared parking to the rear and slate chip terrace.

LOCATION

It occupies a great position in a convenient, level site opposite the Lynch gate to the church at the bottom of the main street, in a conservation area with good street parking. All the towns many local services are within walking distance which includes sports/theatre, community college, primary school, doctor and dental surgery, and a range of local shops, pubs and cafe's. The town is set in the beautiful South Shropshire countryside, well known for its walking and cycling and within comfortable driving distance of Shrewsbury and Ludlow which have a comprehensive range of amenities and access to the national rail and road network.

ACCOMMODATION

Arranged over three floors, the property can be approached either from the front or via the side garden into:

KITCHEN/BREAKFAST

14' 0" x 11'11" (4.27m 0.00m x 3.63m)
With wood effect vinyl floor, range of work surfaces, timber work surfaces inset with a stainless steel sink unit with matching base and wall cupboards, further range of similar units inset with an eye level double electric oven. Radiator, painted stone walling, high ceilings, space for domestic appliances, painted timber panel splashbacks and opening to the walk-in pantry with quarry tiled floor, shelving, oil boiler with trap door to heatstore in space above the ceiling.

SITTING ROOM

15'10" x 11'10" (4.83m x 3.61m)
With a feature brick fireplace inset with a Clearview wood burning stove, vinyl wood effect floor, sash windows to two elevations, part timber panelling and painted stone walls, exposed ceiling timbers and beams, radiator, under stairs storage cupboard and door through to the:

DINING ROOM

18'10" x 11'10" (5.74m x 3.61m)
With wood effect vinyl floor, windows to two elevations, feature brick fireplace inset with a Clearview wood burning stove, wealth of wall and ceiling timbers, window to the rear garden area, steps up to the front entrance porch with glazed sides and part glazed door to the main street.

Staircase rises to the First Floor Landing with polished oak floors, radiator, traditional storage cupboard and doors to:

BEDROOM 1

15'0" x 11'0" (4.57m x 3.35m)
With sash windows to two elevations overlooking the church, polished timber floors, exposed ceiling beams and radiator.

BATHROOM

With an original Victorian style grate, exposed timber floor boards, low flush WC, pedestal wash basin, tiled shower cubicle with mixer shower, bath and radiator.

An open timber staircase rises up to the:

LANDING BEDROOM 2

17'4" x 13'1" (5.28m x 3.99m)
With vaulted ceiling and exposed timbers, traditional polished timber floors, radiator, beautiful exposed section of preserved wall timbers and window to the rear, leading to:

BEDROOM 3

17'4" x 13'7" (5.28m x 4.14m)
With windows to two elevations, exposed ceiling timbers and traditional timber floor boards, radiator and corner brick chimney,

OUTSIDE

The property lies on the corner of Church Street opposite the Lynch Gate to St Johns Church. The house can be approached directly from the pavement or to the side through a heavy wrought iron gate and pathway into a separate private walled courtyard garden with a Pergola with a mature vine growing, providing shade and privacy, several mature trees and bushes and plants, to the rear, is a joint vehicular access for informal parking with brick steps down to the patio garden and a timber garden shed which lies adjacent to a slate chipped patio area at the rear with the oil storage tank.

SERVICES

Mains water, electricity and drainage are connected. An oil central heating boiler is installed which feeds the heatstore with additional solar thermal panels and multi-fuel stove.

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

Proceed down the main street to the church and the property is in found last on the left. Please use the side door through the courtyard garden.

COUNCIL TAX

Band C - Shropshire Council

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring

that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.