

Oak House Old Market Square, Bishops Castle, SY9 5BN

O.I.R.O £550,000



# FOR SALE

FOR SALE BY PRIVATE TREATY  
O.I.R.O £550,000



2 Reception rooms



6 Bedroom/s



1 Bath/ Shower room/s

- A large traditional town house
- Good sized gardens, garages and off road parking
- Extensive accommodation with scope for improvement.
- 2 bedroom maisonette annex
- Quiet town centre setting
- Town views out towards the Longmynd
- 4 bedrooms, 3 bathrooms, kitchen, 2 receptions, hall

## GENERAL REMARKS

Oak House is a substantial town property which occupies a surprising quiet position in the older part of the town. Whilst some of the accommodation would benefit from improvement, the sale represents a great opportunity to create a stunning family home. It currently provides 4 bedrooms (including a landing bedroom) with 2 bathrooms, one shower room, large living room and family room, kitchen, utility and hall. It also offers a useful 2 bedroom maisonette with sitting room, and kitchen which could provide separate income or multi-generational living.

The house can be approached on foot by a 'secret passage' off the Old Market Square or from Bull Lane through double gates to ample parking and two garages. The gardens are a good size and need a little maintenance to return them to their former glory. The grounds are quite private with views to the Longmynd which improve further from the upper floor bedrooms.

## SITUATION

The house stands just off Old Market Square in the centre of this ancient market town and can be approached by car from Bull Lane. It has convenient access to all the towns amenities, which include a medical and dental surgery, a wide range of shops, pubs and schools, sports and arts centre. The surrounding South Shropshire countryside is a mecca for walkers, providing a beautiful backdrop to the town. The larger centres of Ludlow and Shrewsbury are within comfortable driving distance and offer a wide range of services and access to the national road and rail network.







## THE HOUSE

The property can be accessed by vehicles off Bull Lane through large double gates into the ample parking area to the two integral garages. Alternatively, a hidden alley leads off Old Market Square to the main entrance and beamed hallway. This leads to the principal and spacious living room with exposed ceiling timbers and fireplace and French doors out onto the garden. A return door into the open plan family room, again overlooking the garden with a Rayburn range, beamed ceiling and wall timbers leading through to the kitchen with a tiled floor, base and wall units and windows to the garden. A further door leads to the side hall with access to the shower/WC, double garage and to the gardens.

A staircase rises from the main hall to the First Floor Landing off which are two double bedrooms, both with delightful views over the garden and beyond the town towards the Longmynd Range. The bathroom on this floor comprises a white suite of WC, bidet, wash basin and bath.

A further enclosed staircase rises up to the landing bedroom and fourth bedroom served with a three piece suite bathroom.

## OUTSIDE

The vehicular access is from Bull Lane with a pair of large gates which open onto the concrete parking area in front of the attached double garage. There is also a further integral single garage which could be converted to extend the maisonette accommodation above, subject to any necessary consent.

The garden lies to the front, comprising paved terraces close to the house which are a veritable sun trap and provide perfect seating areas. Beyond the drive is a large section planted with a huge array of colourful plants and bushes with separate pedestrian access and path to the maisonette past a greenhouse.







### SERVICES

Mains water, electricity and drainage are believed to be connected. Oil fired heating and partial secondary glazing .

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

### COUNCIL TAX

Band E - Shropshire Council

### VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone: 01588 638755. e-mail: [bishopscastle@hallsgb.com](mailto:bishopscastle@hallsgb.com)

### DIRECTIONS

The main entrance to Oak House is situated on Bull Lane through a pair of double gates. What3Words: stage. overhead.incur

### MONEY LAUNDERING REGULATIONS

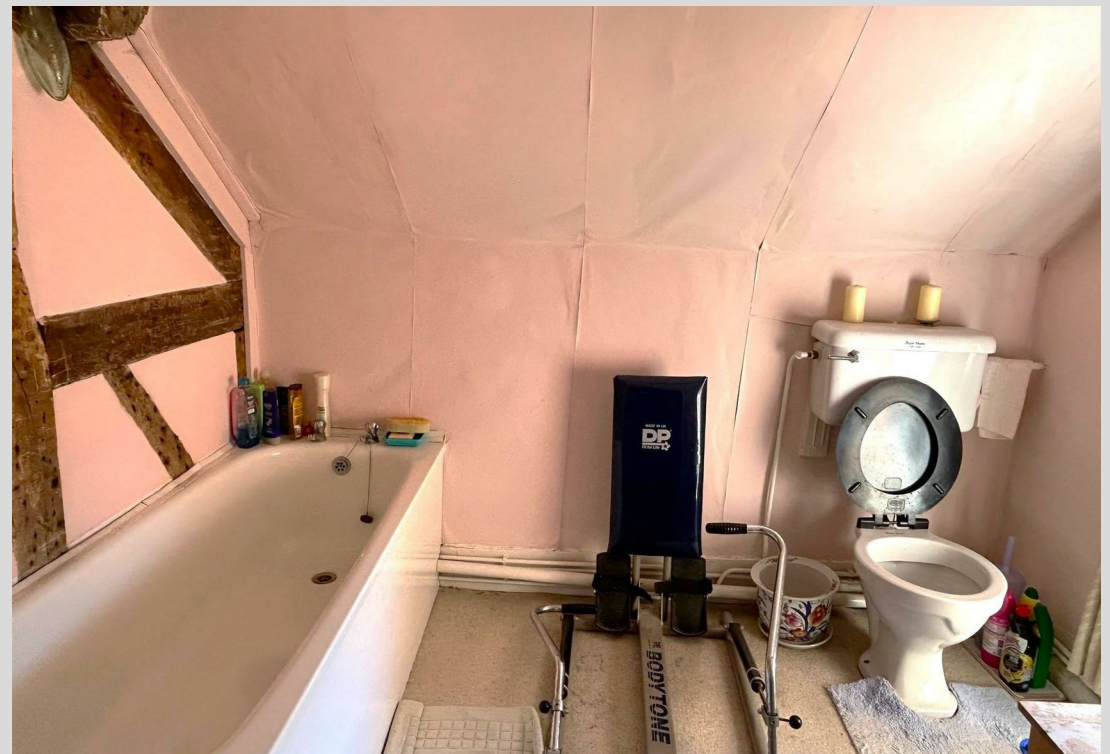
On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.



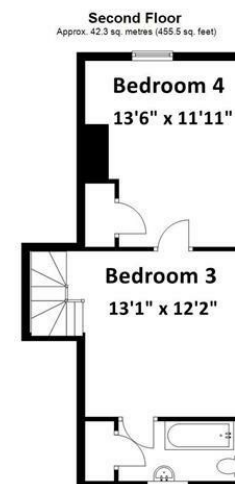
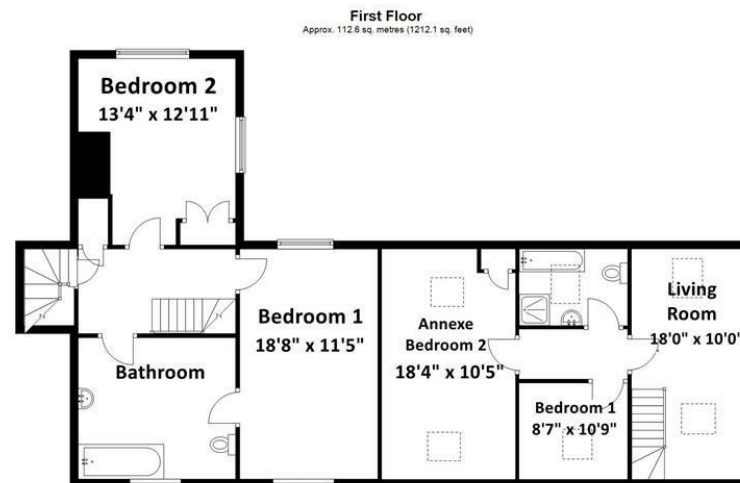
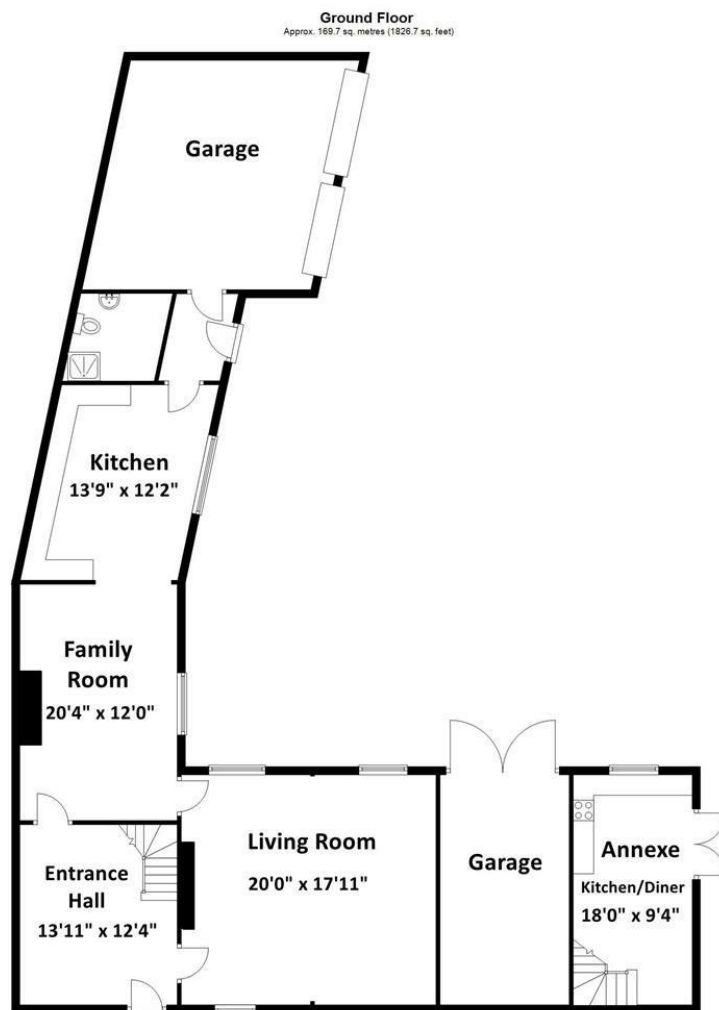












Total area: approx. 324.6 sq. metres (3494.3 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com Direct Dial 07973 205 007  
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	