



**OAK HOUSE, OLD MARKET SQUARE,
BISHOPS CASTLE, SY9 5BN**

01588 638755

FOR SALE

FOR SALE BY PRIVATE TREATY

Price: Offers in the region of £495,000



2 reception rooms to house
1 reception room to maisonette



4 bedrooms to house
2 bedrooms to maisonette



3 bath/shower rooms to house
1 Bathroom to maisonette

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

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

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 assessed 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.

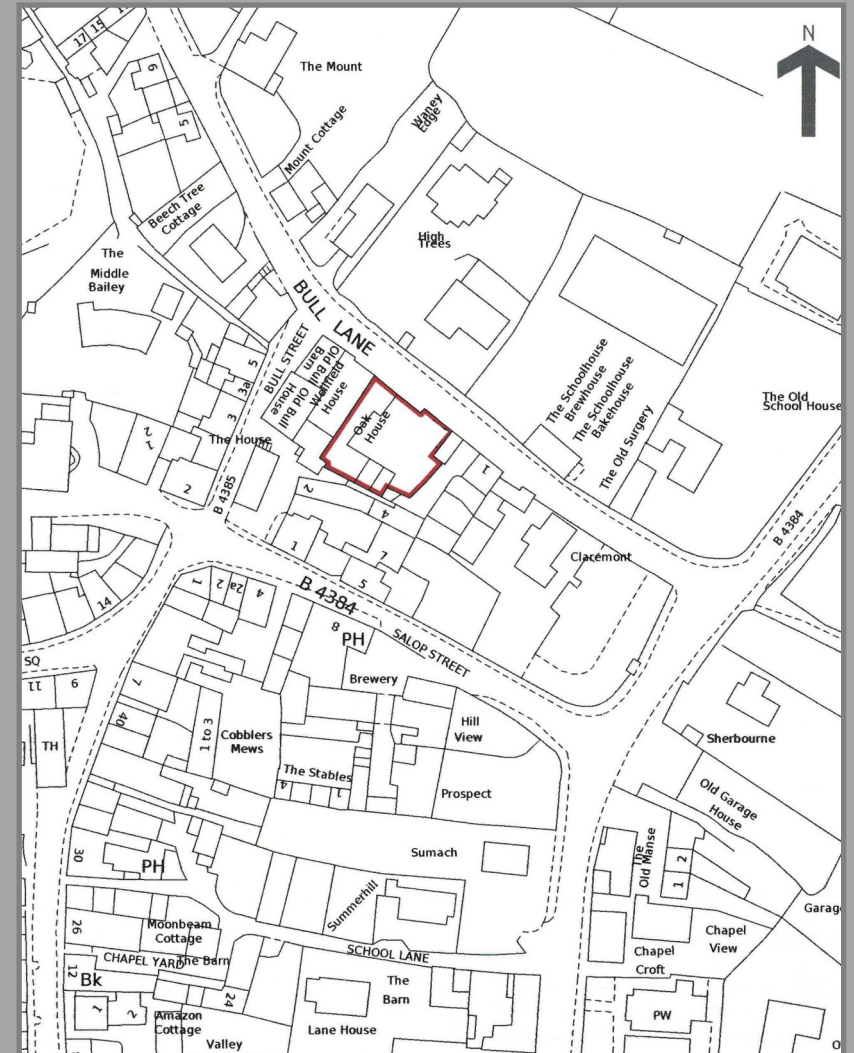
A further enclosed staircase rises up to the landing bedroom and fourth bedroom served with a three piece suite bathroom.

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.





Not to scale and for illustrative purposes only

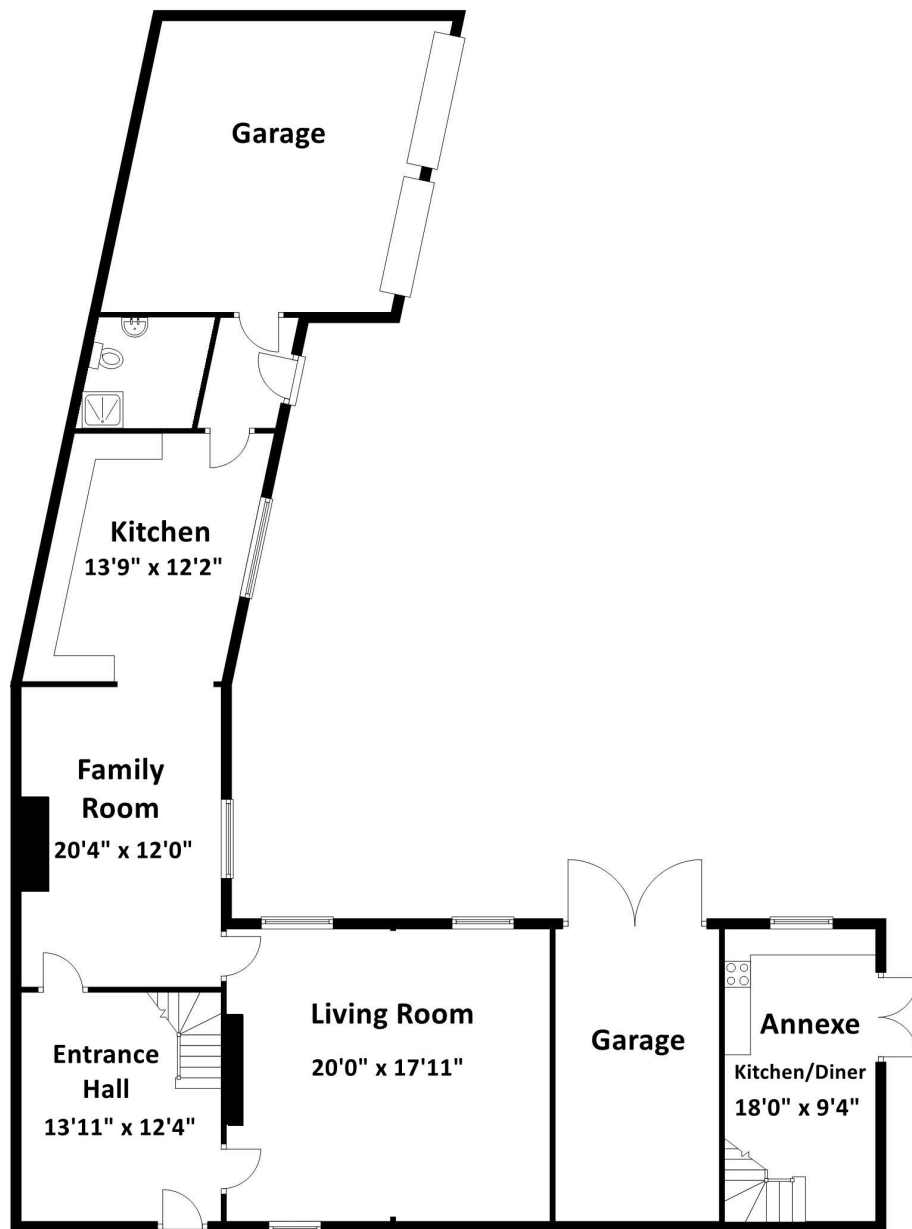
MAISONETTE ANNEX

Approached from the gardens and partly set above the integral garage is a very useful maisonette annex. It can have its own pedestrian access and garden area and provides 2 bedrooms, bathroom and living room to the first floor with kitchen/diner located on the ground floor. This space is ideal for lettings, overflow accommodation or as multi-generational living.

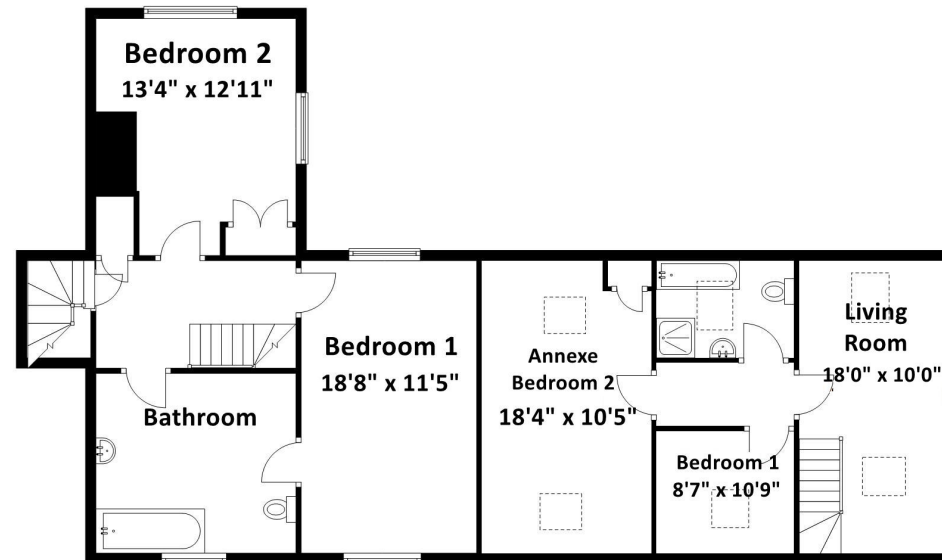




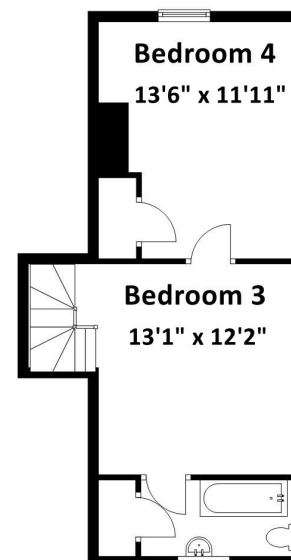
Ground Floor
Approx. 169.7 sq. metres (1826.7 sq. feet)



First Floor
Approx. 112.6 sq. metres (1212.1 sq. feet)



Second Floor
Approx. 42.3 sq. metres (455.5 sq. feet)



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.

OAK HOUSE, OLD MARKET SQUARE, BISHOPS CASTLE, SY9 5BN





01588 638755

Bishops Castle Office:
33B Church Street, Bishops Castle, Shropshire, SY9 5AD
E: bishopscastle@halls.gb.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 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 Ltd, Bowmen Way, Battlefield, Shrewsbury, SY4 3DR. Registered in England 06597073.

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@halls.gb.com

DIRECTIONS

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

MONEY LAUNDERING REGULATIONS

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.

