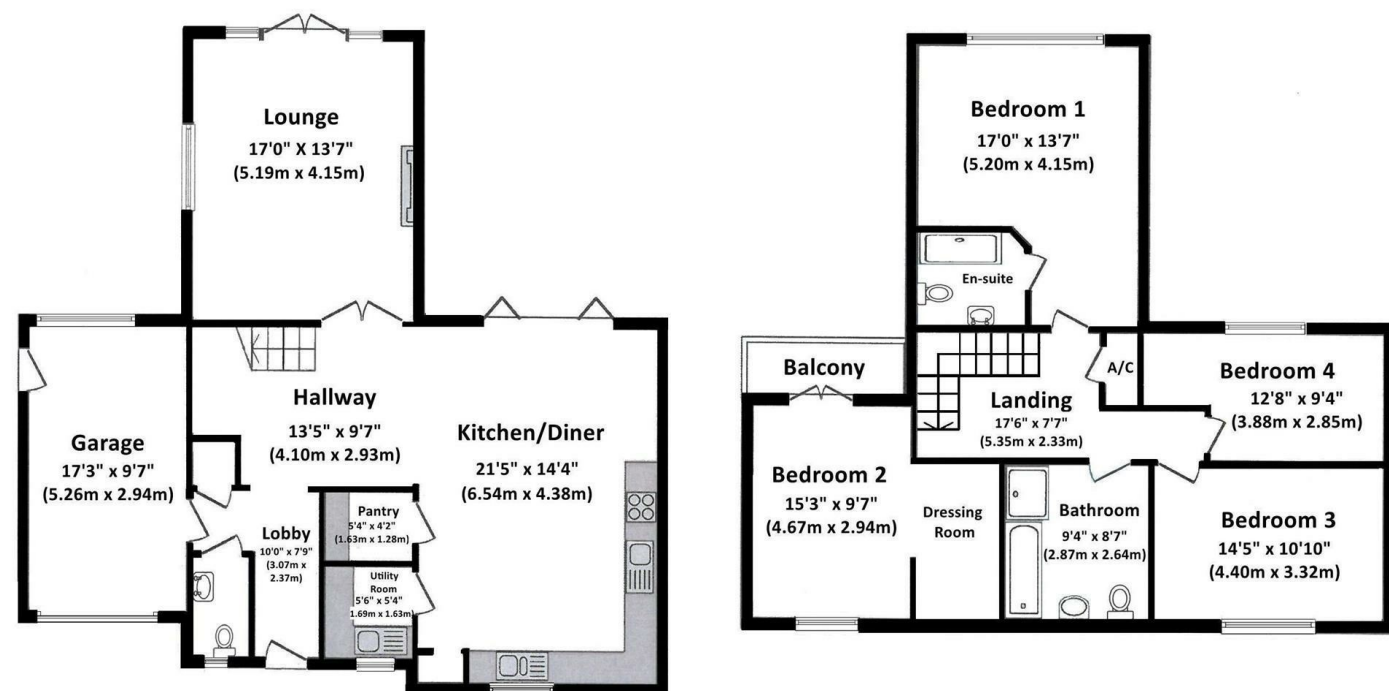


FOR SALE

6 The Leys Lavender Bank, Bishops Castle, SY9 5BD



FOR SALE

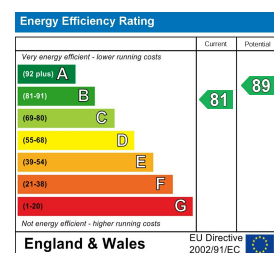
Offers in the region of £749,950

6 The Leys Lavender Bank, Bishops Castle, SY9 5BD

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 stunning family residence offering an individually designed detached house on an exclusive small development on the edge of this historic market town. It provides 4 double bedrooms, ensuite and family bathroom, spacious open plan kitchen/diner with open hall. Lounge, single garage, WC, pantry and utility. Outside are beautifully landscaped gardens and terraces to the rear with country views. Built to be energy efficient and finished to a high specification. NO CHAIN



01588 638 755

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



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2 Reception Rooms



4 Bedrooms



2 Bath/Shower Rooms



- Premier edge of town setting
- 4 bedrms, 1 en suite
- Luxury new build with guarantee
- NO UPWARD CHAIN
- High quality finish and appliances
- Excellent views from landscaped gardens
- Bedroom balcony views

GENERAL REMARKS

6 The Leys has been recently constructed to a high standard by a private developer and is available with a building guarantee and is designed to be energy efficient.

The luxurious family house combines contemporary design with an exceptional finish, situated on a premier edge of town position on an exclusive small development of just 9 self build homes. It offers well proportioned accommodation throughout its 4 double bedrooms, one with en-suite and external balcony with fabulous views. Family bathroom, open plan dining/kitchen, well equipped with superior appliances and fittings and bi-fold doors to a private terrace. Spacious lounge with feature brick fireplace, log burner and doors out to the landscaped gardens. The pantry, utility and cloaks/WC, complete the internal accommodation with access to the integral single garage.

Outside to the front, is a gravelled drive and paved path whilst to the rear is a large private terrace ideal for al fresco dining with steps leading to the landscaped garden with low maintenance artificial lawn separated by a path and bordered by panel and picket fencing and mature hedging.

SITUATION

The Leys is an exclusive private development set on the edge of this historic market town. Whilst it backs onto fields with country views, it is still conveniently located within walking distance of the town centre.

Steeped in history, Bishops Castle has a vibrant community and acts as an important service provider to the outlying rural areas, much of which is designated as being of outstanding natural beauty. The town boasts a good range of amenities including doctors and dental surgery, primary school and secondary school, shops, post office, pubs, restaurants and even a brewery. A wider range of services are available at nearby Shrewsbury and Ludlow which provide access to the national rail and motorway network.

ACCOMMODATION

The property offers ample space for family and entertaining endeavours with its open plan layout integrating the lounge, dining area, kitchen and hall seamlessly. All fittings are of a high quality with kitchen and bathrooms finished to a high standard. Each bedroom is well appointed with a master en-suite and also boasts a private balcony with excellent views to the second bedroom.

RECEPTION LOBBY

10'1" x 7'9" (3.07m x 2.36m)

Composite entrance door and tiled floor.

CLOAKS/WC

With a white and grey suite and tiled floor.

HALLWAY

An open tiled area leading to:

KITCHEN/DINER

20'8" x 14'9" (6.30m x 4.50m)

The hub of the house with quality integrated appliances and fittings, island unit and breakfast bar, induction hob, dishwasher, double oven, tiled floor, views to the front and bi-fold doors to the rear terrace.

UTILITY

5'7" x 5'4" (1.70m x 1.63m)

Hardwearing floor, sink and space for appliances.

PANTRY

5'4" x 4'2" (1.63m x 1.28)

LOUNGE

17'3" x 13'3" (5.26m x 4.04m)

Double doors from the hall with brick fireplace inset with wood stove and French doors to the outside and tiled floor.

A staircase rises from the hall to the galleried first floor landing with glass balustrade and access to:

BEDROOM 1

17'3" x 13'3" (5.26m x 4.04m)

A beautifully light room with country views.

EN-SUITE SHOWER ROOM

Finished with premium fixtures and fittings.

BEDROOM 2

14'5" x 15'9" (4.27m x 4.80m)

A lovely room with deep wardrobes and a stunning walk-out balcony.

BEDROOM 3

14'1" x 10'11" (4.29m x 3.33m)

A well appointed bedroom and views to the front.

BEDROOM 4

14'5" x 9'5" (4.39m x 2.87m)

Another comfortable room with rear yard views over fields.

BATHROOM

9'5" x 8'1" (2.87m x 2.46m)

With contemporary suite of bath, shower, sink and WC.

GARAGE

17'5" x 9'5" (5.31m x 2.87m)

Accessed by up and over doors and personel door into the lobby.

OUTSIDE

The front is approached by a gravelled drive to the garage and a paved path to the front. Paths lead down the side to a large and extremely private terrace, ideal for entertaining and with two access points back to the house. Steps lead up to the landscaped garden, laid with low maintenance, high quality artificial grass with a central path and fence and hedging borders.

SERVICES

We understand mains water, electricity and drainage are connected. An air source heat pump provides hot water to the underfloor heating and radiators which have zone controlled thermostats. Double-glazed windows and doors. Broadband estimated standard speed 16Mbps superfast 58Mbps

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

TENURE

We understand the property to be freehold.

COUNCIL TAX

Band E - Shropshire Council.

VIEWING

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

DIRECTIONS

Turn up Kerry Lane between the church and The Six Bells and after 500 metres turn left onto Lavender Bank, proceed to the end and keep turning right into The Leys.

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.