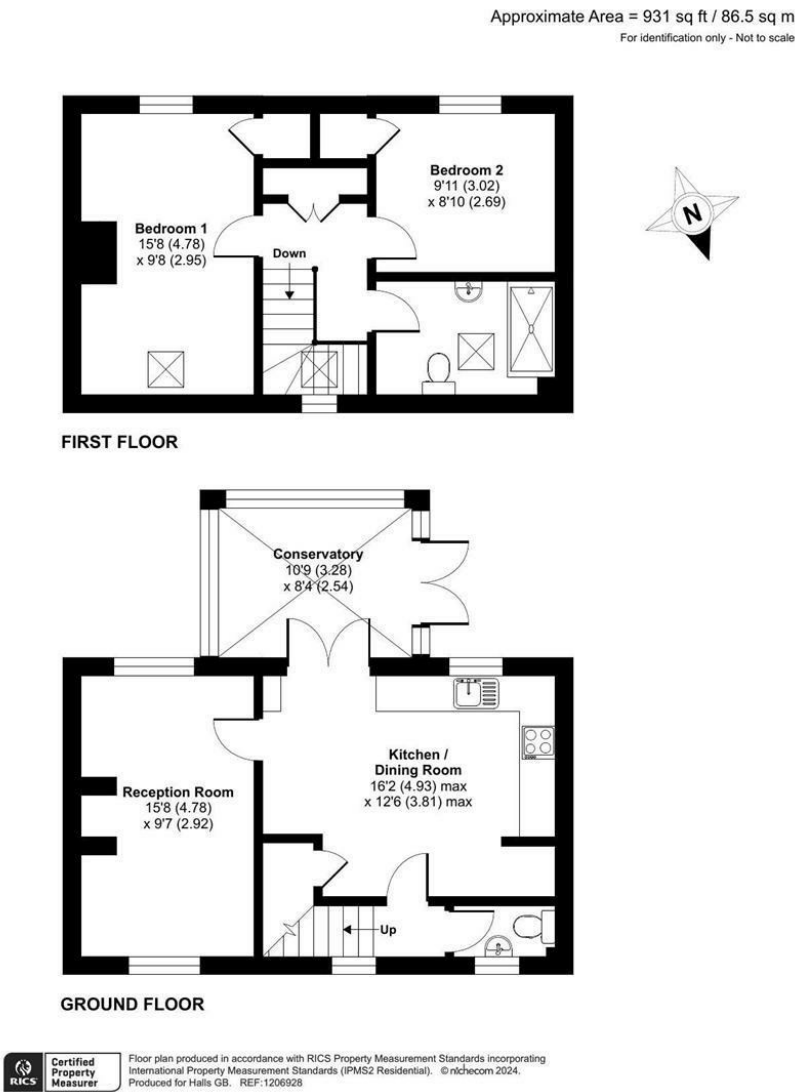


FOR SALE

Leura Cottage, 32a Union Street, Bishops Castle, Shropshire, SY9 5AJ



FOR SALE

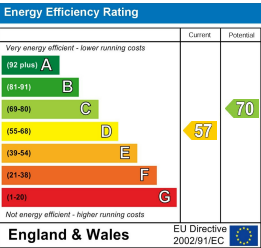
Offers in the region of £320,000

Leura Cottage, 32a Union Street, Bishops Castle, Shropshire, SY9 5AJ

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 individual and appealing town cottage which offers characterful accommodation in a contemporary style. Comprising 2 bedrooms, shower room, kitchen/diner, conservatory, lounge, cloaks/WC, off road parking for two and manageable south facing gardens. Set in an unusually peaceful town centre location, close to amenities and with views beyond to the countryside.

Halls 1845

01588 638 755

Bishops Castle Sales

33b Church Street, Bishops Castle, Shropshire, SY9 5AD

E: bishopscastle@hallsgb.com



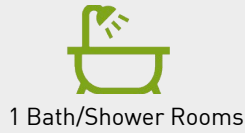
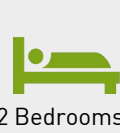
IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the 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



- Modern cottage in a country style
- Unusually peaceful town setting
- Rooftop country views
- 2 bedrooms and shower room
- Living room and conservatory
- Contemporary kitchen/diner and cloaks/WC
- Sunny gardens and off road parking

GENERAL REMARKS

Leura Cottage is an individually designed, modern detached dwelling, finished in a cottage style with two bedrooms and shower room to the first floor and a living room, kitchen/diner, conservatory and cloaks/WC to the ground floor.

Characterful features abound with large modern flagstones to the ground floor and exposed timber boards to the first floor. The lovely kitchen/diner is finished with natural coloured units, solid oak worktops and timber internal doors. The cosy living room boasts a Clearview stove and the shower room is tastefully finished with a white suite and a large walk-in shower cubicle and exposed beams on show. The conservatory has a 'mosaic' tile floor and benefits from the south facing orientation.

Surprisingly, it enjoys a remarkable degree of privacy, given its quite central position and is only a minute's walk from the hustle and bustle of the High Street. Its gardens, whilst small, are well presented with the valuable bonus of two off road parking spaces. Its position also offers pleasant roof top views beyond the town to open countryside.

SITUATION

Set in the town, all the many local services and amenities are within easy reach. The larger towns of Shrewsbury and Ludlow, are within comfortable driving distance.

ACCOMMODATION

Approached from the two space parking area, this gorgeous cottage provides the following accommodation:

CONSERVATORY

10'9" x 8'4" (3.28m x 2.54m)
With glazed panels and roof, mosaic tiled floors and double French doors into the:

KITCHEN/DINING ROOM

16'2" x 12'6" (4.93m x 3.81m)
An attractive space with a modern flagstone floor, a contemporary country kitchen with base and wall units, porcelain sink, solid oak worktops, NEFF induction hob, electric oven and extractor hood above, radiator, recessed lighting, under stairs cupboard and stable door to the side garden. Timber doors lead off to:

LIVING ROOM

15'8" x 9'7" (4.78m x 2.92m)
A very cosy room with windows to front and rear, a feature fireplace inset with a Clearview stove, matching flagstone floor, exposed beam, radiator and wall light.

A timber door leading from the kitchen to an Inner Lobby at the bottom of the stairs and a:

CLOAKS/WC

With matching flagstone floor, WC, radiator and wash basin.

The timber staircase rises to the well lit landing with exposed timber boarded floor and beam, large linen cupboard and doors to:

SHOWER ROOM

9'11" x 6'5" (3.02m x 1.96m)
Beautifully appointed with a modern suite comprising a large walk-in shower cubicle with mixer shower, white WC and wash basin in a vanity unit, exposed timber floors and recessed lighting.

BEDROOM 1

15'8" x 9'8" (4.78m x 2.95m)
With roof light and dormer window to the front with rooftop views beyond the town to wooded hills. Exposed timber floors and beams, two radiators and recessed store cupboard.

BEDROOM 2

9'11" x 8'10" (3.02m x 2.69m)
With similar forward views beyond the town. Exposed timber floors and beam, radiator and recessed store cupboard.

OUTSIDE

The property is approached off Union Street by a short right of way over a lane to a parking area, suitable for two cars, with a wicket fence, gate and path to the front and side entrance. To one side is a private lawned area with retained floral beds. A gravel path leads along the rear, past the external oil boiler to the smaller gravel terrace at the far side. A detached insulated office stands at the front and may be available by negotiation. A further wicket gate leads back to the front parking area.

SERVICES

Mains water, electricity and drainage are connected. Oil central heating and double-glazing. NOTE: None of the services or installations have been tested by the Agent.

COUNCIL TAX

Band C - 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

Approached off Union Street by a short right of way between numbers 28 and 32 along a track and found 20 yards on the left. What3Words - defaults.seashell.clear

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.