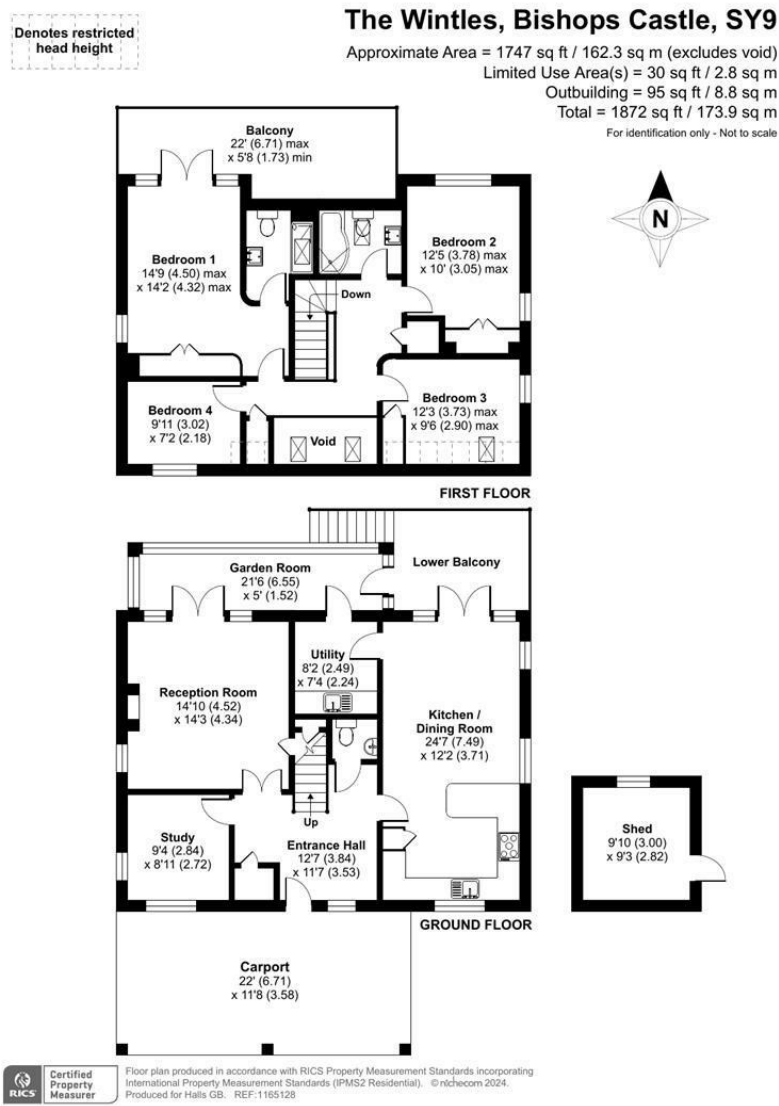


FOR SALE

34 The Wintles, Bishops Castle, SY9 5ES



FOR SALE

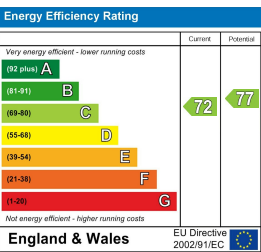
Offers in the region of £550,000

34 The Wintles, Bishops Castle, SY9 5ES

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 beautifully maintained and presented detached house set on this unique development of custom built homes with excellent environmental credentials. Offering 4 bedrooms, en-suite shower and bathroom, family kitchen/diner, lounge with sun space, study, utility, decked terrace, gardens and open carport. Set on the edge of this historic town amidst 13 acres of community land.



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



4 Bedrooms



2 Bath/Shower Rooms



- Detached, custom built house on unique development
- With excellent environmental credentials
- 4 bedrooms, en-suite shower room and bathroom
- Family kitchen/diner, study, utility
- Lounge with sun space
- Decked terrace, gardens and open car port
- Set amidst 13 acres of community land

GENERAL REMARKS

34 The Wintles is a beautifully presented detached house which was built as part of a unique community of homes which have excellent energy saving and environmental credentials. This stunning timber framed and highly insulated home offers spacious and welcoming accommodation which includes a delightful master bedroom with vaulted ceiling and framed windows and balcony which have country views and en-suite shower room, three further bedrooms and main bathroom, all off a well lit gallery landing. To the ground floor is a cosy lounge with its Clearview stove and opening into a glazed sun-space with views. A spacious hall gives access to the family friendly kitchen/dining room which is well equipped and opens neatly out onto the decked balcony, perfect for the morning coffee or evening tippie. A useful study, cloaks/WC and utility, complete the internal layout.

Outside to the front, is a timber framed open car port with the main gardens lying to the rear, comprising manageable lawned areas, paved patio, covered woodstore and lockable work shed.

SITUATION

It is set on the edge of this vibrant market town which offers an excellent range of services including schools, theatre/sports centre, pubs, restaurants and an eclectic mix of shops. The Wintles comprises a friendly local community with 13 acres of land, devoted to orchards, vineyard, chickens and pig groups and allotments which are available to all residents.

Beautiful countryside surrounds the town with wonderful walks including the Shropshire Way which runs through the grounds and beyond to Offa's Dyke and Kerry Ridgeway.

The larger towns of Shrewsbury and Ludlow are within easy reach, offering a full range of amenities and access to the national rail and road network.

ACCOMMODATION

Approached from the lean-to carport at the front to the timber entrance door, the accommodation comprises the following:

ENTRANCE HALL

Having a light gallery landing above with roof lights, engineered oak floor and staircase. Service cupboard.

CLOAKS/WC

With white WC and wash basin, tiled floor and half tiled walls.

KITCHEN/DINER

24'7" x 12'3" (7.49m x 3.73m)

The kitchen is beautifully appointed with a good quality range of granite style worktops with timber faced base and wall cupboards, integrated dishwasher and fridge/freezer, Rangemaster LPG/electric six ring oven with extractor above, downlighters, solid floor tiles and stainless steel sink unit.

The dining area has engineered oak floors, windows to two elevations with rooftop views beyond to wooded hills. French doors open to the decked terrace.

UTILITY

8'2" x 7'4" (2.49m x 2.24m)

Solid tiled floors, stainless steel sink unit, space and plumbing for a washing machine, integrated freezer, downlighters and door to the sun space.

STUDY

9'4" x 8'10" (2.84m x 2.69m)

With windows to two elevations, engineered oak floor.

LOUNGE

14'10" x 14'1" (4.52m x 4.29m)

A great room with views out between the houses to open fields and hills. A Clearview multi fuel stove, engineered oak floor and understairs store. Glazed doors to the:

SUN SPACE

21'7" x 5'0" (6.58m x 1.52m)

A sensational room which has great views beyond The Wintles to open fields and hillsides. Solid tiled floor, wood panelled ceiling and access back to the utility or onto the decking balcony.

The timber staircase rises to a large galleried landing with engineered oak floors, two large Velux rooflights and high ceilings, two cupboards with one housing the heatstore providing hot water to the central heating system.

BEDROOM 1

14'3" x 14'11" (4.34m x 4.55m)
(inc en-suite)

With vaulted high ceilings and 'A' framed windows and doors out to the balcony with super rooftop views across towards Banks Head and the rolling farmland. Fitted carpet, radiator and two recessed wardrobes.

EN-SUITE SHOWER ROOM

Extensively tiled floors and walls with a white suite of WC, wash basin, towel radiator, shower cubicle with mixer shower and rooflight above, downlighters and a mirror fronted medicine cabinet.

BEDROOM 2

12'5" x 10'2" (3.78m x 3.10m)

With a smaller 'A' frame window but with similar views. Two recessed wardrobes, high ceilings, radiator and fitted carpet.

BEDROOM 3

12'2" x 9'6" (3.71m x 2.90m)

With side window and Velux rooflight, fitted carpet and radiator.

BEDROOM 4

9'10" x 7'2" (3.00m x 2.18m)

With a smaller 'A' frame window, fitted carpet and radiator.

OUTSIDE

The property is approached over the well maintained drive to a gravelled timber framed open carport at the front of the house.

The gardens lie to the rear and are accessed via the house or from the common stepped path at the side through a picket fence, with a gravelled path to the paved patio which overlooks the simple but lovely, manageable sloped lawns leading to a stepped garden area at the side. Adjacent is a log store and lock up storage (9'0" x 8'4") underneath the open decked balcony with steps up from the garden, ideal for the outdoor dining experience. Every owner is entitled to an allotment se ton the 13 acres of shared orchards, walks and hillsides.

SERVICES

Mains water, electricity and drainage are connected. Metered LPG, multi-fuel stove with back boiler, PV panels reduce electricity costs and produce an annual income, solar thermal panels contribute to the heatstore which runs the central heating along with the above energy sources. Fibre Broadband is available on The Wintles. Underfloor heating to ground floor and radiators to first floor.

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

SERVICE CHARGE

A service charge of £55 per month is paid by all residents which pays to maintain all the common areas, hillside, walks and pathways.

COUNCIL TAX

Band E - Shropshire Council.

DIRECTIONS

What3Words - limelight.hampers.rejected

VIEWING

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

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.