



The Fleece, Colebatch, Bishops Castle, SY9 5JY

01588 638755

FOR SALE

FOR SALE BY PRIVATE TREATY

Guide Price: £255,000



1 Reception Room



1 Bedroom



1 Shower Room

Bishops Castle (1 mile), Ludlow (20miles), Shrewsbury (24 miles)

- **A unique detached stone barn**
- **Currently with a first floor apartment and ground floor workshop**
- **With potential to extend existing accommodation (subject to consent)**
- **Peaceful, rural hamlet setting**
- **Standing in just over 1 acre**
- **Natural woodland with pond and brook**
- **Medieval motte castle site**
- **Close to Bishops Castle**

GENERAL REMARKS

The Fleece is a truly captivating property which has enormous potential to become a stunning full time home or holiday retreat. The property has been in the family for decades and holds some wonderful memories but the time has come to pass on the baton to the next steward of this fascinating barn.

The building itself is a detached stone barn which has a one bedroom apartment to the first floor with an open plan sitting room and kitchen and a separate shower room. The ground floor has been used as a workshop/store or garage but has tremendous potential to re-model or extend the living space to suit the individual needs of the next owner, subject to any necessary consents.

Of particular note are the gorgeous grounds that are part of the property and which consist of over an acre of mature woodland glades with a pond and an ancient monument, being the substantial remains of a medieval motte castle. A slow running brook runs through the gardens and the whole area is a peaceful retreat where one can commune with the natural world.



SITUATION

Colebatch is a historic rural settlement and the property shares a private lane with a small collection of cottages and is set well away from the A488 Clun to Bishops Castle road. The town of Bishops Castle is only one mile away and the area in general, is a glorious part of South Shropshire and enjoys a reputation for stunning scenery. The larger towns of Shrewsbury and Ludlow provide a wide range of services and amenities together with access to the national road and rail network.



THE FLEECE

From the gravelled parking area, a flight of external timber steps lead up to the entrance door into a lobby which leads off to the attractive living room with a vaulted ceiling, exposed timber roof trusses and timber flooring, a feature Clearview stove on a slate plinth, sink unit, roof light and windows overlooking the woodland and gardens. A further door leads to the spacious bedroom with a vaulted ceiling, roof-light, original roof truss and beams and timber floors and a window to the parking area, garden and wood.

The current living quarters are completed with a shower room with WC, wash basin and corner shower with rooflight and exposed beams.

The ground floor currently comprises an open plan space used as a workshop store and garage with inspection pit. Subject to consent, it is thought the living accommodation could be re-modelled to utilise the whole of this area.



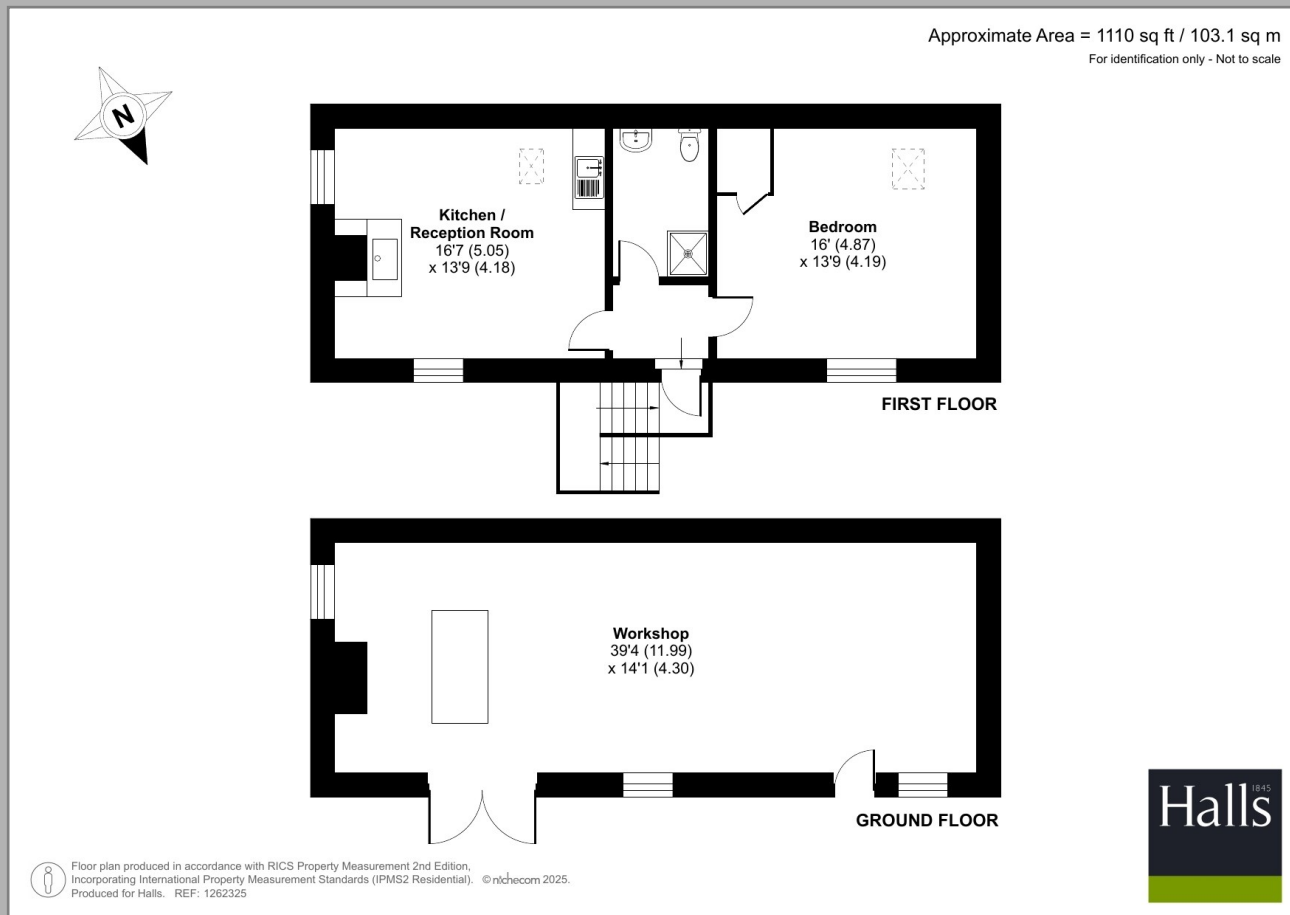
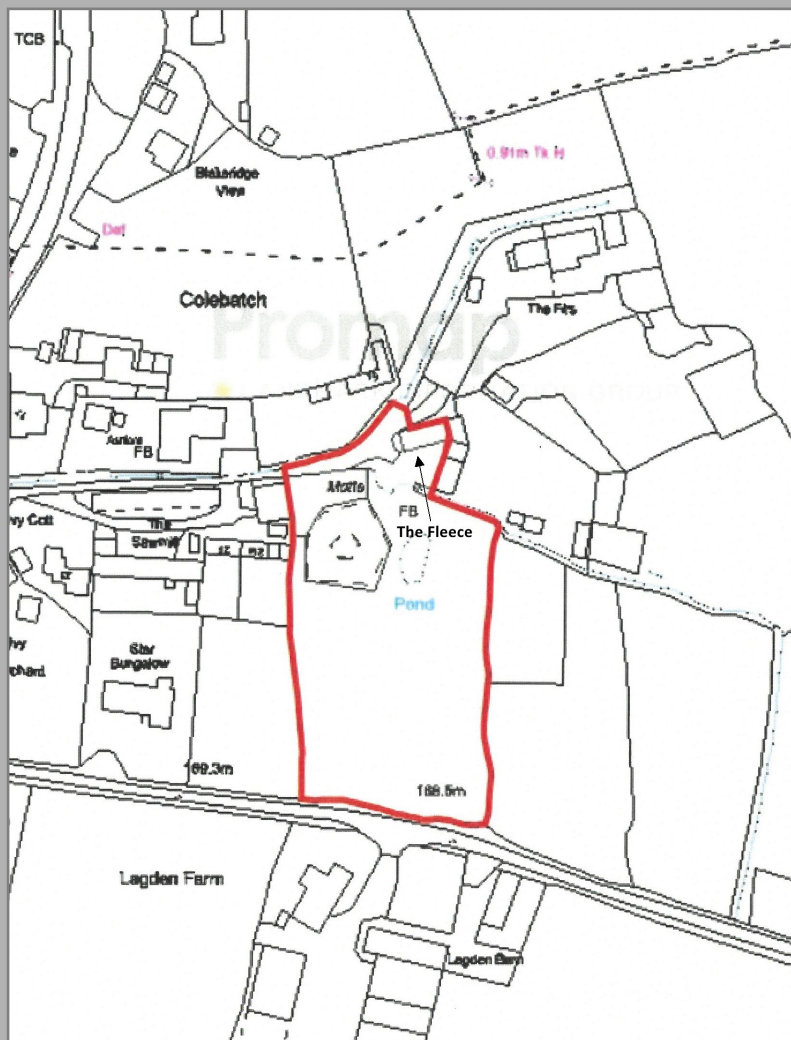
OUTSIDE

A timber gate opens onto a gravelled parking area to the front of the building and a gravelled terrace and which is a veritable sun trap.

A small brook meanders along the boundary of the immediate gardens with a paved patio and lawns and further hardstanding parking space. A stone footbridge crosses the brook and leads through a post and rail fence into the paddock.

A pathway circles the ancient monument a motte castle which overlooks an open glade with a natural pond. The whole area is a conservationists dream with grassed pathways leading through the mainly broadleaf plantation and eventually reaching Lagden Lane with a wooden stile access. This beautiful wood is a home to many forms of flora and fauna, not to mention the free firewood and kindling with a handy woodshed to boot





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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		55 D
39-54	E		
21-38	F	22 F	
1-20	G		

SERVICES

Mains water and electricity. Private drainage. Wood stove

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

COUNCIL TAX—Shropshire Council—Band A

VIEWING

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

DIRECTIONS

From Bishops Castle proceed south on the A488 for one mile into the middle of Colebatch. Turn left at the large tree in the centre, down a shared private track. The Fleece is found 100 yards on the right.

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.

