

**FOR SALE**

Offers in the region of £410,000

London House, 5 Bull Street, Bishops Castle, SY9 5DB

London House is a delightful period town house, which exudes charm and character from its many original features, which include exposed floorboards, sash windows, fireplace, high ceilings on the ground and first floor and terraced private garden. It provides very well arranged and light-filled accommodation of 3 bedrooms, en-suite WC and family bathroom, 2 reception rooms, locally made bespoke kitchen and second floor studio room.





- A charming and characterful town house
- Convenient and central location
- 3 bedrooms, en-suite WC and family bathroom
- Spacious family room and sitting room
- Locally made bespoke kitchen
- Interesting private terraced garden
- Second floor studio room

GENERAL REMARKS

London House is a delightful period town house, which exudes charm and character from its many original features, which include exposed floorboards, sash windows, fireplace and terraced private garden. It provides very well arranged and light-filled accommodation, with high ceilings on the ground and first floor.

Off the elegant reception hall is a welcoming sitting room, with a fireplace inset with a wood stove and fitted book cases to one wall. The hall also leads to a spacious family room/dining room, which also has a log burner and exposed oak floor and a window to the neighbour. The kitchen lies beyond, well equipped with locally crafted units, worktops, a sink and oil fired Stanley range cooker, which runs the central heating.

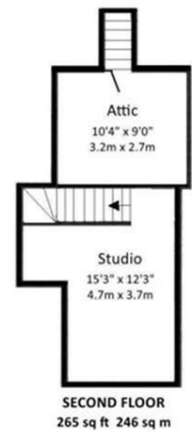
The staircase rises from the hall to the well lit first floor landing, with an impressive master suite and a dressing area with hand made wardrobes, en-suite WC and wash basin and French doors out to the upper courtyard gardens. A further two double bedrooms benefit from fitted wardrobes and all are serviced by a spacious bathroom. A further staircase leads to a top floor studio, with great views from the opening rooflight.

LOCATION

London House is situated at the upper end of Bishops Castle amongst the most characterful of the older buildings in the town. It is just a short walk to all local amenities of this thriving market town, with its refurbished town hall, fantastic mix of independent shops, primary and secondary school, museums, cafes, community hospital, public houses, doctors and dentist surgery. The surrounding countryside is an area of Outstanding Natural Beauty and a mecca for walkers and cyclists. The larger centres of Ludlow and Shrewsbury are within comfortable motoring distance and provide access to the national rail and motorway networks.

OUTSIDE

The attractive split level gardens are accessible from the side, gated entrance or internally from the master bedroom and kitchen. At street level, there is a private courtyard with steps and a path leading to the top garden. This is beautifully laid out with a host of colourful shrubs and plants and is bordered by the old Castle wall, which is described as an ancient monument. Pergolas and a raised terrace leads to a useful integrated workshop as well as a greenhouse and log store.



TOTAL APPROX FLOOR AREA 1802 sq ft (167.4 sq m)
Measurements are approximate. For illustrative purposes only
Not to Scale

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



SERVICES

Mains water, electricity and drainage are connected. An oil fired heating system is installed.

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

COUNCIL TAX

Band D - Shropshire Council

VIEWINGS

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

DIRECTIONS

From Halls Office, proceed up Church Street and High Street, past the town hall and beyond into the square. Continue straight on onto the one way Bull Street and the property is found on the left. Street parking further up on Bull Lane is usually available.

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.



FOR SALE

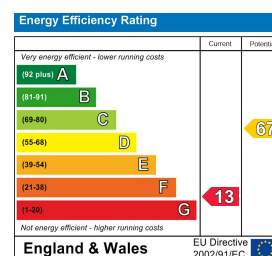
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely 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



01588 638 755

Bishops Castle Sales

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

E: bishopscastle@halls.gb.com



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