



FOR SALE

Offers in the region of £410,000



2 Reception
rooms



3 Bedrooms



2 Bath/ Shower
rooms



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.

- 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





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

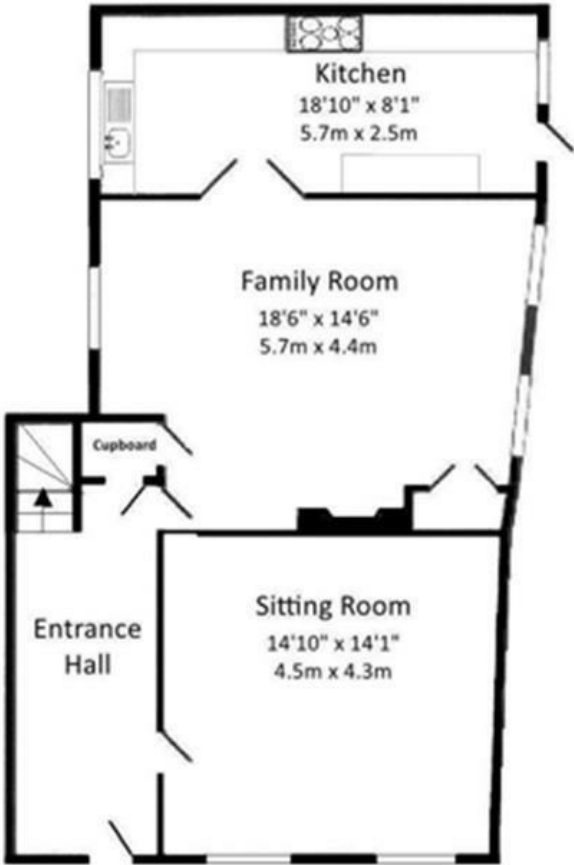
From Halls Office, proceed up Church Street and High Street, past the town hall and beyond into the square. Continue straight on onto the one way Bull Street and the property is found on the left. Street parking further up on Bull Lane is usually available.

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.



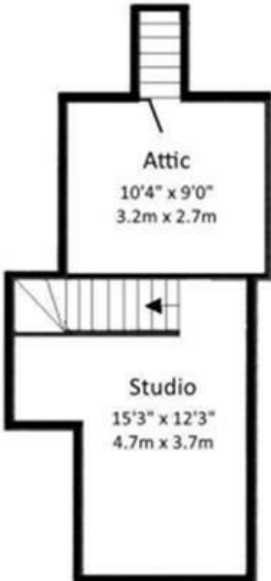
FLOOR PLAN



GROUND FLOOR
Approx Floor Area
744 sq ft 69.1 sq m



FIRST FLOOR
Approx Floor Area
783sq ft 73.7sq m

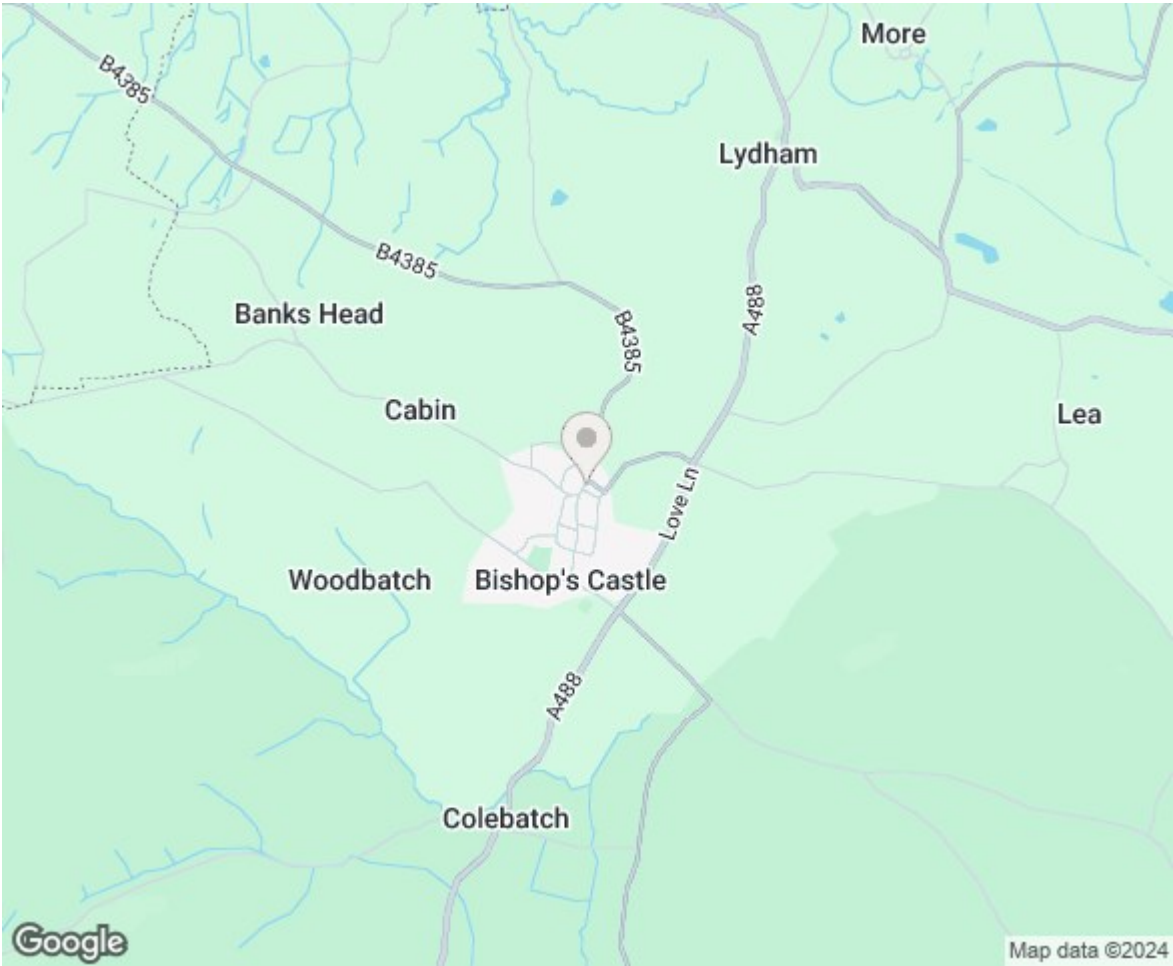


SECOND FLOOR
265 sq ft 246 sq m

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

FOR SALE

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



01588 638 755

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