



**25 Beech Cottages, Banks Head, Bishops Castle, SY9 5JL**

**01588 639755**



# FOR SALE

## FOR SALE BY PRIVATE TREATY

**Guide Price: £475,000**



1 Reception Room



3 Double Bedrooms



2 Shower Rooms

- **Characterful cottage with stunning panoramic country views**
- **Tastefully refurbished accommodation**
- **3 double bedrooms, one with a balcony with glass balustrade**
- **Well equipped and remodelled kitchen**
- **Large living room with tri-fold triple glazed French windows**
- **2 Contemporary shower rooms**
- **Beautifully landscaped garden with water feature**
- **Large detached studio/workshop**

### SITUATION

The cottage is located 2 miles from the vibrant and historic market town of Bishops Castle which has a community hospital, pharmacy and excellent medical practice, as well as a primary school and secondary community college adjoining the leisure centre with a swimming pool, gym, and lively theatre/cinema. Enterprise House offers community support and houses the library. There is a wide variety of sports facilities and extensive community activities around the town.

The town has a Spar with a petrol station and a small Co-op as well as a variety of other shops. About 10 miles away, Churchstoke has a large Co-op. The larger centres of Welshpool, Newtown, Church Stretton and Craven Arms, offer a more comprehensive selection of facilities and access to the national rail and road network. All four towns are about 25 minutes drive. The attractive town of Shrewsbury is about 25 miles to the north and Ludlow 22 miles to the south. There is a bus service to both these towns from Bishops Castle.

**IF YOU ARE LOOKING FOR A BEAUTIFUL, NEWLY REFURBISHED COUNTRY COTTAGE WITH PANORAMIC VIEWS AND A CHARMING GARDEN, THEN READ ON.**

### GENERAL REMARKS

The property has been a very personal project undertaken by the present owners to enhance and improve a delightful cottage into a home that captures the essence of country living. Many of these features go unseen, like the underfloor heating, the efficient insulation and triple glazed windows. Many more have made a remarkable difference, such as the first floor balcony, catching the stunning views over the Camlad Valley and beyond to the Long Mynd. The three bedrooms and living room are of a good size. The shower rooms and kitchen have been remodelled and an efficient air source heat pump has been installed, not to mention the herculean task of landscaping the garden with a beautiful waterfall and spaces to sit out and breathe in the tranquillity of the setting. The creative among us, can retire to the large multi-purpose cabin at the top of the garden where you might get distracted by the view.





## THE COTTAGE

An off road parking area on the right-hand side of the lane faces the gated entrance to the house on the other side of the lane. A York stone paved area under the balcony leads to the front entrance door. You are welcomed into the hall with a fully tiled cloakroom/wet room off to the left. Further into the inner lobby, doors lead to the kitchen, living room and the stairs to the upper floor. The remodelled kitchen with modern fittings and an abundance of floor and wall units has fitted 'Bosch' appliances. Fully glazed doors stand at either end of the kitchen one of which leads to a charming sheltered courtyard with a former privy now used as a log store. The large living room/dining room completes the ground floor with oak flooring, brick fireplace with Clearview stove and tri-fold doors out to the terrace below the balcony.

The first floor provides access to the refurbished shower room and the three good sized bedrooms. The front bedroom has the delightful decked balcony with glazed balustrade. From here, you can enjoy the views, not only of the valley below and the glorious Shropshire hills but also of the garden.





## OUTSIDE

The garden is a notable feature of the property, having been carefully landscaped to provide wonderful spaces to capture those incredible views. Close to the cottage is a paved terrace with steps leading up to further retained terraced areas with a variety of herbaceous borders and a magnificent three pond feature with a cascading waterfall. The garden provides several ideal seating areas and has a rose pergolas leading onto a patio enjoying the aforementioned vistas and adjacent to the solid timber and tiled studio/workshop. Outside the kitchen door next to the heat pump is the plant room housing the heat pump controls, a water purification system and the domestic hot water cylinder which is also linked to solar panels on the kitchen roof.











### **SERVICES**

A mains water supply, mains electricity, private drainage, satellite internet, BT point, air source heat pump, double-glazing, wood stove. An PG bulk tank below the parking area feeds the kitchen hob.

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

### **VIEWING**

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

Telephone: 01588 638755.

**COUNCIL TAX**—Shropshire Council - Band D

### **DIRECTIONS**

From Bishops Castle proceed up Welsh Street and continue all the way up the hill to Banks Head. At the grass triangle, bear right signed for Upper Broughton and continue on down this recently resurfaced single track lane for about one mile. The property will be found on the left with parking on the right.

### **MONEY LAUNDERING REGULATIONS**

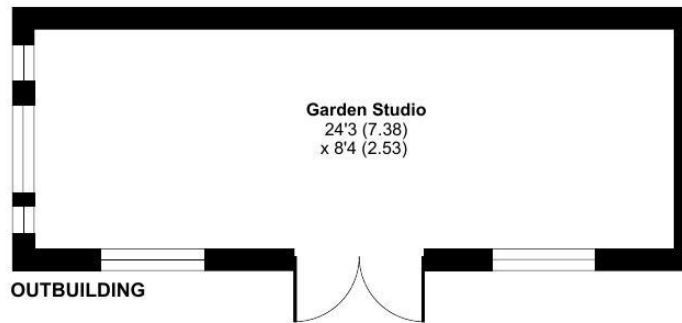
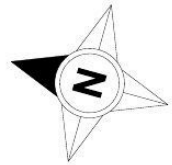
On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.

Approximate Area = 1202 sq ft / 111.6 sq m

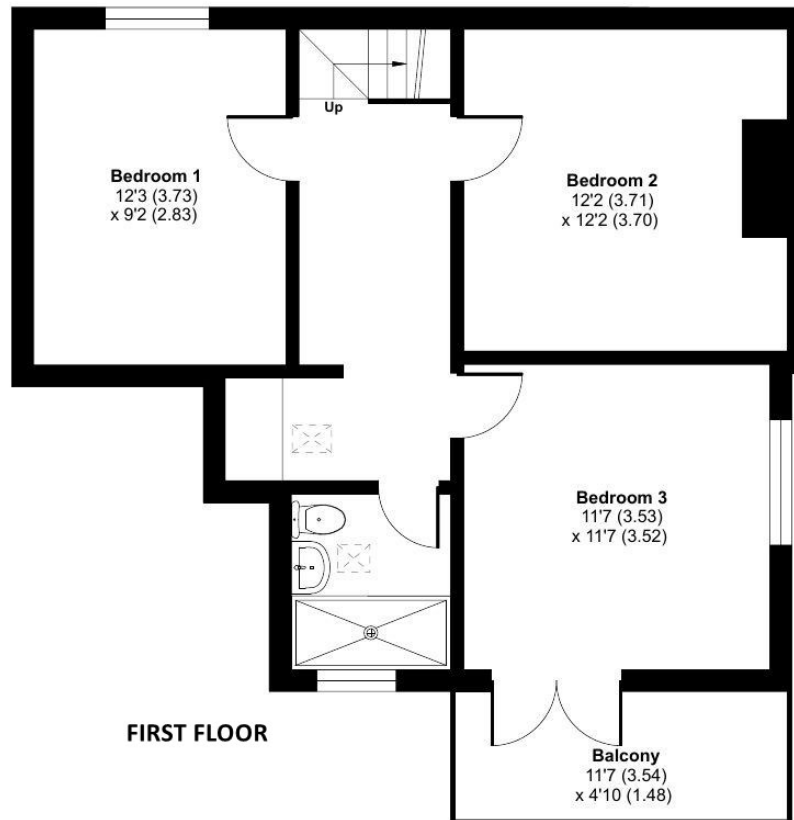
Outbuilding = 201 sq ft / 18.6 sq m

Total = 1403 sq ft / 130.2 sq m

For identification only - Not to scale



OUTBUILDING



PLANT ROOM



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1268808





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Score	Energy rating	Current	Potential
92+	A		107 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

