



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

**Guide Price £475,000**



# FOR SALE

A characterful detached cottage with stunning panoramic views. Tastefully refurbished accommodation comprising 3 double bedrooms (one with balcony), Kitchen, large living room with tri-fold triple glazed French windows, 2 contemporary shower rooms, Off road parking, beautifully landscaped gardens, large detached studio/workshop.



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.

## 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.

### 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.

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







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 private mains water supply. Mains electricity. Private drainage. Satellite internet, BT point, air source heat pump, double-glazing, wood stove and supplementary LPG bulk tank.

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.





## 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.

## COUNCIL TAX

Shropshire Council - Band D

## 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.



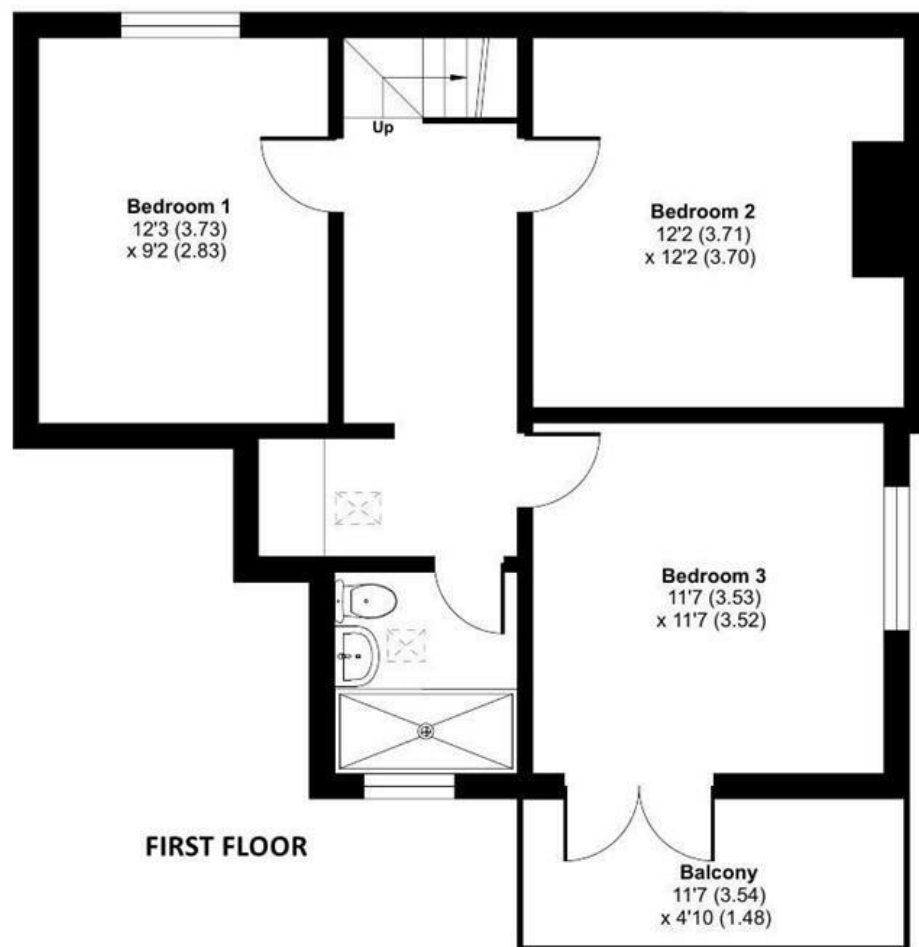
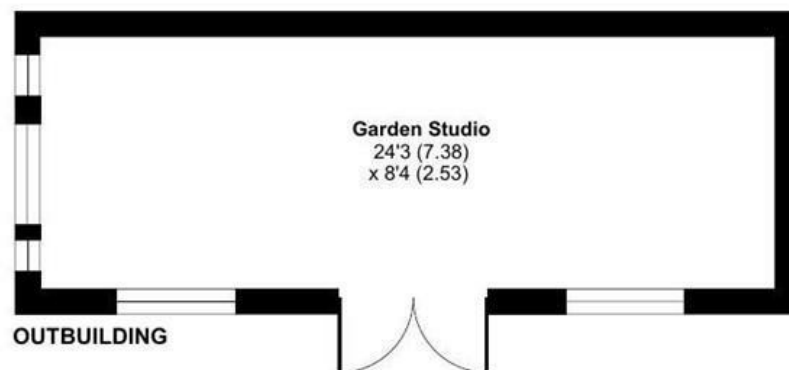


Approximate Area = 1202 sq ft / 111.6 sq m

Outbuilding = 201 sq ft / 18.6 sq m

Total = 1403 sq ft / 130.2 sq m

For identification only - Not to scale



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









FOR SALE

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



Halls Holdings Ltd  
14 Broad Street, Welshpool, Powys SY21 7SD  
01938 555 552  
welshpool@hallsgb.com

