



BOWMAN VIEW

PLAISH | CHURCH STRETTON | SY6 7HX





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Church Stretton 8.1 miles | Shrewsbury 12.7 miles | Telford 15.9 miles
(all mileages are approximate)

AN ATTRACTIVE FAMILY HOME THAT HAS BEEN EXTENDED AND
UPDATED, IN THE MOST IDYLIC OF LOCATIONS, SET WITHIN
EXPANSIVE GARDENS AND GROUNDS EXTENDING TO APPROX. 1.1 ACRES.

Elevated position with the most stunning countryside views
Located in an incredibly private and idyllic spot
Expansive gardens extending to approx. 1.1 acres
Private gated driveway leading to the house and outbuildings
Over 2,000 sq ft of garaging including a large workshop previously used as a mechanics garage



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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3words: ///printout.merely.pack

SITUATION

Bowman View occupies a particularly picturesque location, amongst beautiful rolling Shropshire countryside in Plaish. Plaish is a small hamlet within the Parish of Cardington and close to the pretty market town of Church Stretton with its eclectic range of independent shops, cafes, pubs and restaurants. Its railway station is on the main Cardiff to Manchester line.

The bustling county town of Shrewsbury is easily accessible, offering a wonderful cafe culture and infectious vibrancy, and all the amenities one would expect.

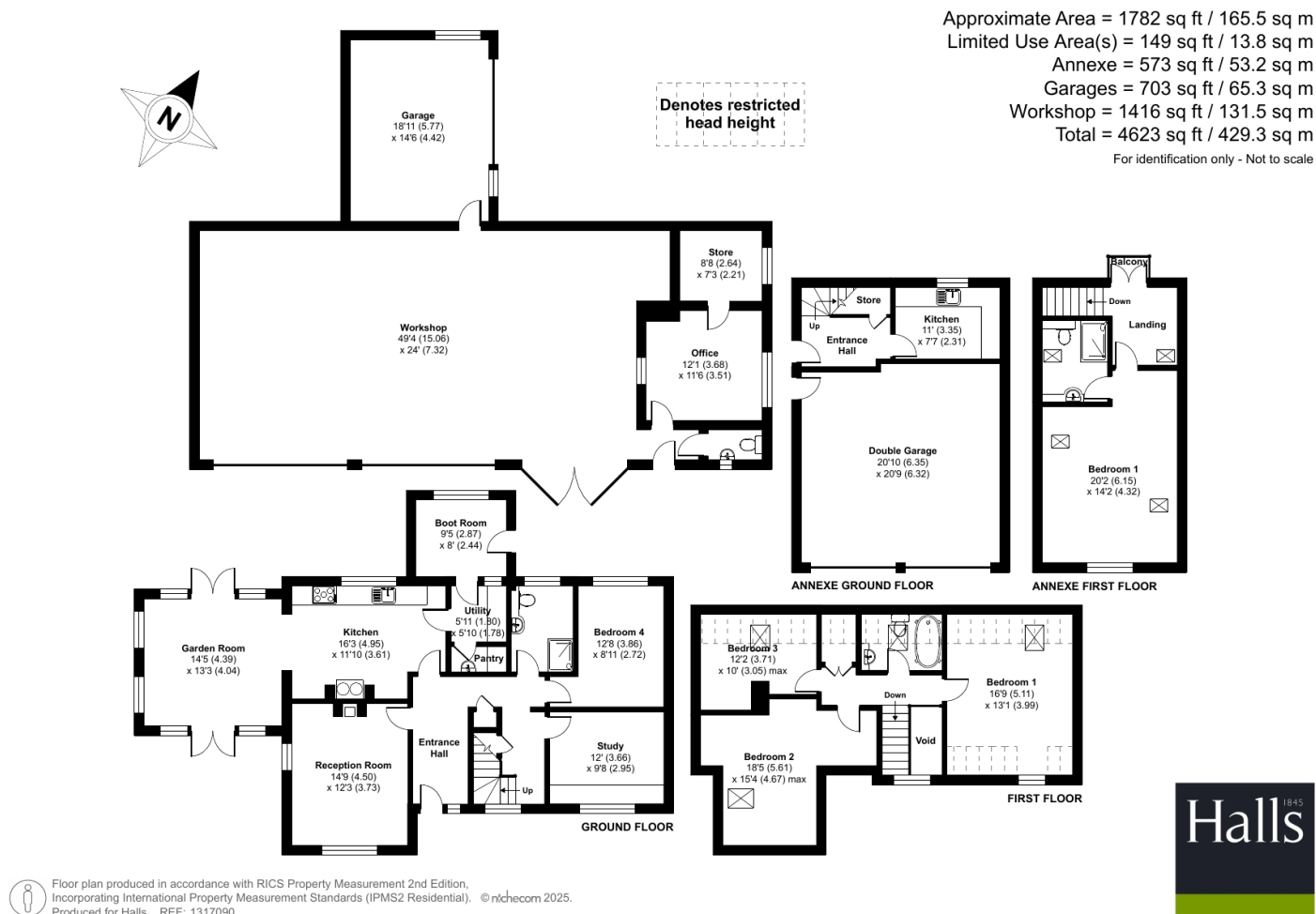
The A5 links to the M54 and national motorway network for commuting to the Midlands and the M5, M42 and M40. The historic towns of Ludlow, Much Wenlock and Bridgnorth are all within easy driving distance.

The area is well served by excellent schools in both the state and private sectors including a well-considered primary school in Church Preen, comprehensive schools in Much Wenlock and Church Stretton and a range of private schools in Shrewsbury including Shrewsbury School, Shrewsbury High and Prestfelde Preparatory.

PROPERTY

Bowman View is an attractive family home located in the most idyllic of locations with extended and updated accommodation, a detached garage with a self contained one-bedroom en-suite annexe above and a large garage/workshop unit (with no current commercial ties). The house and outbuildings are set within approx. 1 acre of expansive gardens and grounds with the most stunning panoramic countryside views.

The main house has been updated and is beautifully presented, offering superb flowing accommodation on



the ground floor. The kitchen/breakfast room is located to the rear of the property and takes in the spectacular, far reaching countryside views. The kitchen has a range of wall and floor units, a built in oven, gas hob and extractor above. There is an oil fired, OF7 gravity fed Rayburn, where no electricity supply is required and this heats the kitchen area and water only. Beyond the kitchen there is an extended garden/sunroom with a tiled floor, with electric underfloor heating.

This room could be used as a family room, dining room or a space just to enjoy the garden and view. There are French doors leading to the patio and rear garden beyond. Also located off the kitchen is a utility room with a pantry and a really useful sizeable boot room with access to the rear.

The ground floor accommodation continues with a lovely sitting room that has a log burning stove. There are two bedrooms, one of which is currently used as



a study. There is a huge amount of flexibility here depending on how many downstairs bedrooms are needed and they are served by an updated shower room.

On the first floor there are 3 double bedrooms that are served by a family bathroom.

DETACHED DOUBLE GARAGE WITH ANNEX ABOVE

Next to the house is a detached garage with electric up and over doors. Above the garage is an updated self contained annex accessed from the ground floor. There is a kitchen, stairs which lead to a seating area, a lovely balcony taking in the stunning views and a bedroom complete with an en-suite shower room.

THE GARDEN AND OUTSIDE

The property has beautiful gardens with a coppice shielding the property and giving plenty of privacy from the lane. The garden is mostly laid to lawn and there is a patio to the rear perfect for alfresco entertaining. The property is approached via a private gated driveway that leads to the front of the property where there is plenty of space for parking multiple vehicles. The outbuilding/workshop is also accessed off the main driveway.

OUTBUILDING/WORKSHOP

A large outbuilding/workshop previously used as a mechanics garage, could be used for many different purposes or could potentially be converted to further accommodation, separate dwelling or workspace - all subject to the necessary planning permissions. This building has no commercial ties. The outbuilding/workshop has 3 phase electrical supply, roller shutter doors, an office, WC and store room. To the rear of the building there is a door that leads to a further working space.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand the property has the benefit of mains water and electric, drainage is provided by a private system and there is both oil fired and electric central heating. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – C



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



