



SAMUEL WOOD



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6 The Leys, Bishops Castle, Shropshire, SY9 5HN
Offers In The Region Of £799,999



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- Luxury New Build Home
- Contemporary Design
- Cul-De-Sac Location
- High-Quality Finish and Appliances
- Balcony with Fantastic Views
- NO ONWARD CHAIN
- Garage and Off-Road Parking
- Convenient Sought After Area
- 4 Luxurious Bedrooms, 1 En-Suite
- Impeccable Landscaped Garden, Stunning Outdoor Space

Welcome to 6, The Leys, a stunning luxury new build home that combines contemporary design with impeccable craftsmanship. Situated in the picturesque town of Bishops Castle, this residence offers the perfect blend of elegance, comfort, and modern living.

This new build home showcases meticulous attention to detail, incorporating modern architectural features and high-quality finishes throughout. From the moment you step inside, you will be greeted by a sense of luxury and sophistication. The property offers generous living spaces, including a welcoming central entrance hall, a spacious lounge with a feature fireplace, and an open-plan kitchen and dining area.

The property is within walking distance of the popular town Bishops Castle, a charming market town renowned for its scenic beauty, historic buildings, and vibrant community. With easy access to local amenities, schools, convenience stores, garage with forecourt shop, butchers, cafés, very well respected public houses, essential services and good transport links, this location provides the ideal balance between countryside living and urban convenience.

Don't miss this unique opportunity to own this exceptional luxury new build home in the desirable location of Bishops Castle. Viewing is essential, by appointment with Samuel Wood. EPC 'Pending'.



With generously proportioned rooms, this property offers ample space for both entertaining and relaxation. The open-plan layout seamlessly integrates the living, dining, and kitchen areas, providing a perfect setting for social gatherings. The property boasts a contemporary house bathroom, perfect for privacy and tranquility. With four luxurious bedrooms, including a master suite that offers a peaceful retreat, complemented by well-appointed en-suite shower room. Each bedroom is designed with comfort in mind, a private balcony enjoys breathtaking views over open countryside. Accommodation described in more detail as follows:

Reception Lobby 10'0" x 7'9" (3.07 x 2.37)

You are welcomed into the property via a double glazed composite entrance door with two separate opaque windows into the Reception Lobby, with tile flooring and underfloor heating. Doors lead off to

Cloakroom 6'0" x 3'6" (1.84 x 1.07)

Having a suite in white and grey comprising W.C. and wash hand basin over vanity cupboard, with tiled flooring, window with privacy glass to front aspect and extractor unit. An opening from the lobby leads into

Central Hall 13'5" x 9'7" (4.10 x 2.93)

A lovely spacious area with tiled flooring with underfloor heating and staircase to the first floor accommodation, the open plan arrangement leads into

Kitchen / Diner 21'5" x 14'4" (6.54 x 4.38)

The heart of the home is the contemporary kitchen featuring top-of-the-line appliances, ample storage, and a centre island that doubles as a breakfast bar. A spacious, beautifully appointed and luxurious kitchen with dining area including space for large table and chairs. Beautifully appointed with range of cupboards and drawers extending to the work surface area, matching range of eye level cupboards, Samsung double ovens, Samsung induction hob, angled wave cooker hood in black glass and stainless steel over, inset sink unit with mixer filler, large double glazed window overlooks the lovely front aspect with rooftop views into the far distance. Integrated appliances include a dishwasher, refrigerator, freezer and wine cooler. Having tiled flooring, ceiling pendant lights over a central island, overhead downlighting and bi-fold doors to patio and garden overlooking the rear elevation with stunning aspect.

Utility Room 5'6" x 5'4" (1.69 x 1.63)

A well equipped utility room finished to a high standard with hard flooring in keeping with the ground floor, shaker style base and wall cupboards, with heat resistant work surface, inset large stainless steel sink, space and plumbing for washing machine and window with opaque glass to front aspect.



Pantry / Utility Area 5'4" x 4'2" (1.63 x 1.28)

This room could be used as a further utility area or pantry, fitted with base units and counter top matching those of the kitchen with space for further appliances.

Lounge 17'0" x 13'7" (5.19 x 4.15)

Double doors lead into a light and airy lounge, this beautifully spacious room features a fireplace with exposed brick surround, exposed timber mantle and wood burning stove inset on brick hearth. A double glazed window to the side with French doors leading out to the sun terrace and rear garden creating an inviting atmosphere for relaxation or entertaining guests.

Smart Home Technology

6, The Leys is equipped with state-of-the-art smart home technology, allowing you to control various aspects of the property with ease. From ground floor zoned underfloor heating and climate control, to integrated security systems, this home offers convenience and peace of mind with the modern features you would expect from a home of this calibre.

First Floor Gallery Landing 17'6" x 7'7" (5.35 x 2.33)

Ascending the beautifully crafted stairs, you will find a spacious landing featuring a glass balustrade providing contemporary and stylish aesthetic appeal. Combining sleek lines, premium material create a sense of refined luxury. The property boasts multiple luxurious bedrooms, including a master suite that offers a peaceful retreat.

Master Suite 17'0" x 13'7" (5.20 x 4.15)

The master suite offers ample space, hard flooring and abundant natural light from the large window to the front, with views over the surrounding countryside. Experience a restful ambiance, designed to provide comfort, privacy, and tranquility. The master suite is complimented by a well-appointed en-suite shower room.

En-Suite Shower Room 6'7" x 5'6" (2.02 x 1.69)

Adorned with premium fixtures, stylish vanities, and sleek floor tiling. Immerse yourself in a sanctuary of relaxation and unwind, with walk-in shower with glazed screen, overhead rainfall shower head and contemporary splashwall. Having ceiling downlights, low-flush W.C. and chrome heated towel radiator to complete the en-suite.

Bedroom 2 15'3" x 9'7" (4.67 x 2.94)

This bedroom suite impresses with its walk-in dressing room and access to a private balcony, allowing you to enjoy stunning views.

House Bathroom 9'4" x 8'7" (2.87 x 2.64)

The family bathroom in this home is a testament to luxury and sophistication, showcasing high-end fixtures, exquisite tiling, and contemporary design. Relax and unwind in the indulgent spa-like atmosphere, with double ended bath, a separate shower including overhead rainfall shower head and hand shower attachment. Having a suite in white comprising W.C. and vanity unit with wash basin inset, chrome heated towel radiator, tiled flooring, Velux ceiling window and ceiling downlights.

Bedroom 3 14'5" x 10'10" (4.40 x 3.32)

A well-appointed bedroom, offering ample space, hard flooring and natural light from a window to front elevation.

Bedroom 4 12'8" x 9'4" (3.88 x 2.85)

A comfortable retreat for guests or family members. Having centre ceiling light, hard flooring and window to rear elevation.

Garage 17'3" x 9'7" (5.26 x 2.94)

An internal door from the reception lobby leads into the good sized garage, benefitting from lighting and power connections, up-and-over door with window to rear and service door to side.

Outdoor Space

Step outside into the beautifully landscaped garden, designed to create a tranquil outdoor haven. Whether you prefer al fresco dining on the patio, or simply enjoying the fresh air, the garden offers a serene space for relaxation and leisure. Beautifully designed, created using premium materials with steps leading to an area of artificial low-maintenance lawn, separated by a pathway and bordered by panel fencing, picket fencing and mature hedges with wooden post and rope around the terrace. Gravel pathways lead to the front with access to the garage, pathway to front door and parking for several vehicles.

Services connected to the property

We understand mains electricity, water and drainage is connected. An air-source central heating system transfers heat from the outside air to water, which heats the rooms via radiators with the ground floor benefiting from zone controlled underfloor heating. A state-of-the-art security system is installed with CCVT and integrated audio surveillance capability. Windows and doors are double glazed, telephone and broadband to BT regulations, estimated broadband speeds are standard 16Mbps, superfast 58Mbps.





Tenure

We understand that the property is Freehold.

Local Authority

Shropshire Council
The Shirehall,
Abbey Foregate,
Shrewsbury,
Shropshire,
SY2 6ND

Tel: 0345 678 9000

Council Tax

Band: E

Viewings

Contact Craven Arms Office on: 01588 672728 Email: cravenarms@samuelwood.co.uk

Out of Hours Enquiries

Please phone Andy Price on: 07942 186235 | Email: andy@samuelwood.co.uk

Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services, we may receive fees from them as declared in our Referral Fees Disclosure Form.

Mortgage Services

We offer no obligation mortgage and financial services through Hilltop Mortgages Solutions, please ask a member of our team for further details.



Directions

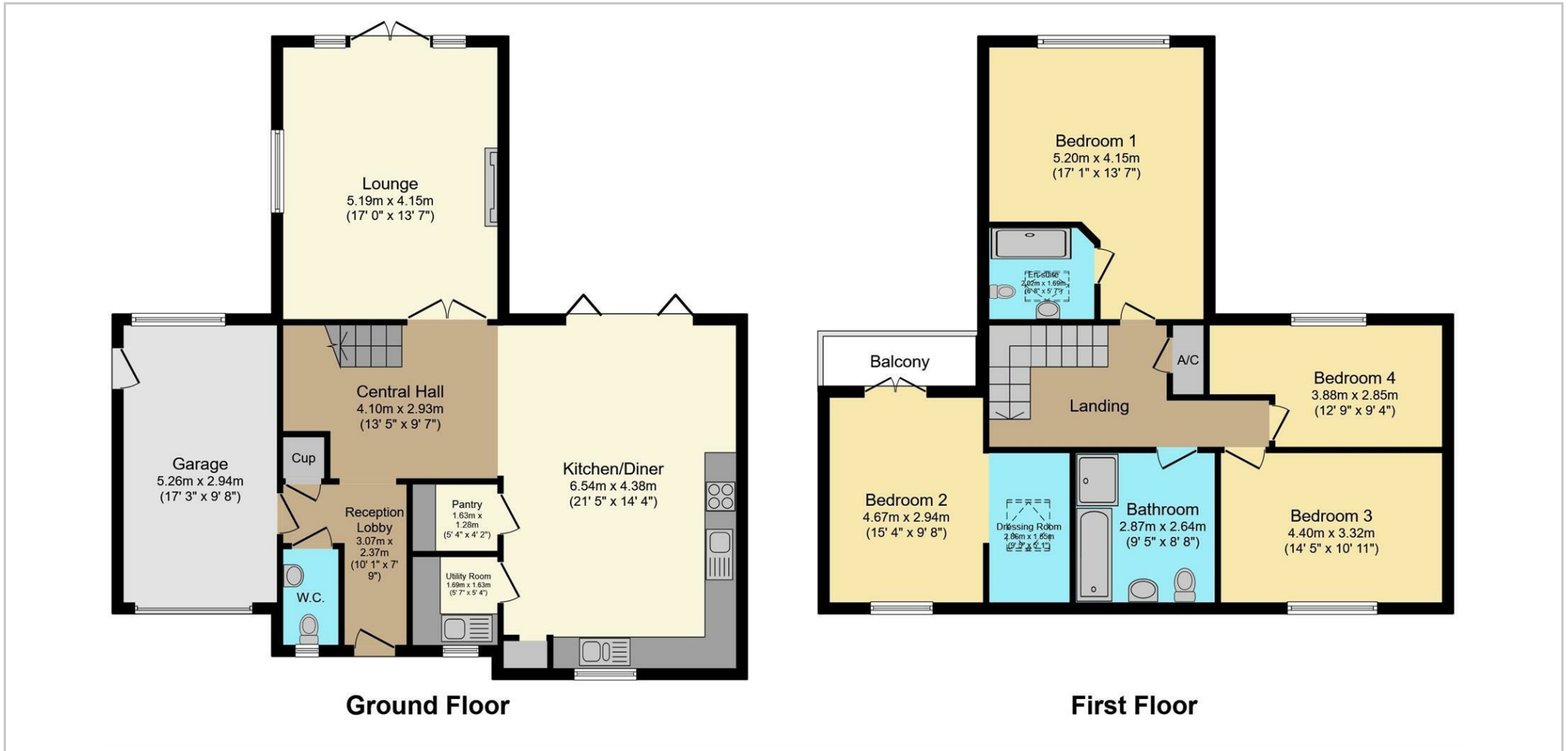
Approaching Bishops Castle from the A488, proceed onto Brampton Road passing Bishop's Castle Community Collage on your left hand side. Continue on Brampton road until the road joins Church Street, take the left turn on the bend onto Kerry Lane, after approximately 500m turn left onto Lavender Bank, follow the road to the end of the cut-de-sac, The Leys will be on your right hand side.







Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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