



SAMUEL WOOD



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Cross Keys Cottage, 8 Castle Green, Bishops Castle, Shropshire, SY9 5BY

Offers In The Region Of £485,000



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- Prime Position, Near Town Centre
- Three Bedrooms, Three Receptions
- Enclosed Rear Garden
- Two Contemporary Bathrooms
- Characterful Features
- Beautifully Presented Throughout
- Ample Off-Road Parking
- EPC Rating F

Located in the historic and picturesque town of Bishop's Castle, Cross Keys Cottage presents a charming opportunity to own a piece of Shropshire's rich heritage. This delightful cottage boasts characterful features combined with modern comforts, offering a cozy retreat within easy reach of local amenities and stunning countryside.

Cross Keys Cottage has been sympathetically renovated by the current owner, its timeless charm has been maintained with thoughtful design and quality fixtures and fittings throughout. Located on Castle Green, this charming cottage enjoys a prime position within Bishops Castle.

This historic market town offers a wealth of amenities, including quaint shops, traditional pubs, charming cafes and essential services. Surrounded by stunning countryside, residents can explore scenic walks and outdoor pursuits right on their doorstep.

Stepping through the front door, you are greeted by a charming reception hall, with three reception rooms, the spacious study has exposed ceiling timbers and window to front aspect, the dining room is adorned with exposed beams and a traditional stone fireplace, there is plenty of storage and a window to front aspect. Leading into the sitting room, with exposed beams and wood flooring, a door leads to the rear garden and a sash window brings in natural light.

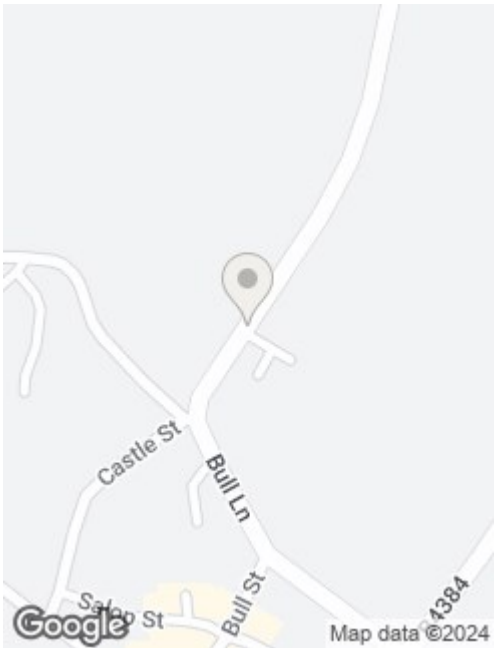
The adjoining kitchen combines modern convenience with rustic charm, featuring ample storage and workspace, with built-in appliances and useful breakfast bar. Dual aspect windows bring an abundance of natural light and overlook the garden. The addition of a downstairs shower room is accessed from the rear porch, this stylish, contemporary shower room comprises shower enclosure, vanity unit inset wash hand basin and W.C.

Ascending the stairs, you'll find three well-appointed bedrooms, offering elegance and convenience. The principle bedroom offers an en-suite W.C. with built-in wardrobes and under-eaves storage. The cottage's thoughtful layout maximises space while retaining its historic character. Two further double bedrooms provide versatile space, bedroom two benefits from built-in wardrobes, both share access to the contemporary house bathroom comprising panelled bath with shower over with mixer unit, vanity unit inset wash hand basin and W.C.

Outside, the property benefits from an enclosed rear garden, ideal for enjoying al fresco dining or simply soaking up the tranquil surroundings. Dedicated off-road parking provide parking spaces for several vehicles.







Directions

From Bishop's Castle town centre, proceed up the High Street, join Bull Street and continue left onto Bull Lane. Follow Bull Lane until the road bears to the right, turn left onto Castle Street, Cross Keys Cottage will be on your left hand side, identified by the agents for sale board.

Services: We understand that the property has oil-fired central heating and water, mains electricity, mains water supply and mains drainage.

Broadband Speed: Basic 17 Mbps, Superfast 80 Mbps

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council,
The Shirehall,
Abbey Foregate,
Shrewsbury,
Shropshire
SY2 6ND.
Tel 0345 678 9000

Council Tax Band: C

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions, please ask a member of our team for further details.

Referral Services: 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.

To appreciate the unique charm of Cross Keys Cottage, we highly recommend arranging a viewing. Please call: 01588 672728, or Email: cravenarms@samuelwood.co.uk







Ground Floor

Floor area 74.3 m² (800 sq.ft.)



First Floor

Floor area 54.9 m² (590 sq.ft.)

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

10 Corvedale Road, Craven Arms, Shropshire, SY7 9ND

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