



SAMUEL WOOD

Ashbrook, Woodbatch, Bishops Castle, Shropshire, SY9 5JT  
Offers In The Region Of £675,000



# Ashbrook,

Woodbatch, Bishops Castle, Shropshire, SY9 5JT



- Prime location on the fringe of Bishop's Castle
- Bespoke, Stylish Kitchen with Adjacent Dining Room
- Study & Separate Utility Room for efficiency
- Four Bedrooms, Two with En-suites
- Immaculate presentation with Unique Rear Views, Lovely Gardens and Summerhouse
- Spacious Reception Hall & Bay Fronting Living Room
- Conservatory/Dayroom & Guest Cloakroom WC
- Contemporary Principal Bathroom
- Double garage with studio/workspace and WC above
- 0.25 Acre Plot - EPC Rating C

Ashbrook, located on the fringe of Bishop's Castle, is a remarkable property offering elegance and comfort with stunning views, meticulously designed gardens and modern amenities. It features a spacious reception hall, a generously proportioned living room, a stylish kitchen, and four double bedrooms, including two with en-suite bathrooms. The property also provides energy efficient solar panels, a double garage with a studio/workspace above, and serene gardens with several attractive seating areas.

Entering Ashbrook, you are greeted by a generous reception hall with guest cloakroom WC. A spacious living room with doors to the garden and an elegant fireplace provides a relaxing environment. Moving further, the integrated stylish shaker style kitchen with an adjacent dining room is perfect for culinary enthusiasts. The separate utility room ensures organisation and efficiency and the study provides an excellent dedicated workspace ideal for home working. The impressive conservatory/day room, with extensive rural views to the west, offers a bright and airy space in which to unwind.

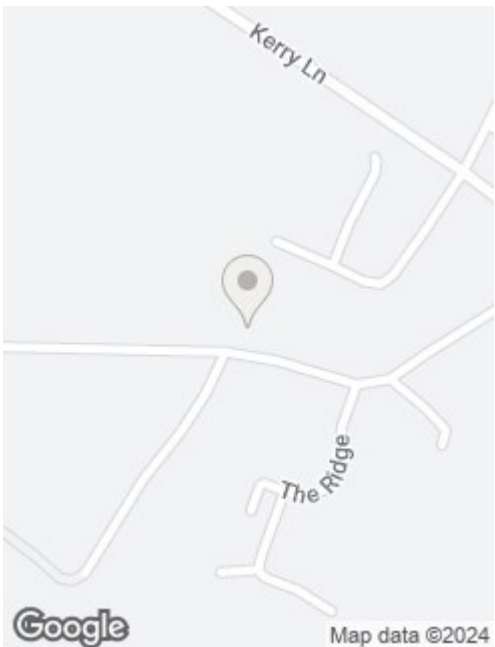
Upstairs, a delightful landing with a balustrade leads to four double bedrooms, two of which feature en-suites, and the contemporary principal bathroom adds a touch of modernity and style.

Ashbrook sits in a plot of over a quarter of an acre. The thoughtfully designed and well-stocked gardens offer a heated summerhouse and delightful seating areas to enjoy breath-taking views over the surrounding countryside, and are an appealing feature of this lovely property.

The entrance driveway forecourt leads to a double garage, with studio/workspace and WC above, providing ample space for vehicles, storage and further potential for home working. Additionally, solar panels enhance the property's eco-friendliness, blending modern sustainability with timeless elegance.







## Directions

From the centre of Bishops Castle, proceed along the B4385 Kerry Lane, turning left onto Woodbatch Road and continue to Ashbrook, as indicated by the Samuel Wood for sale sign.

Services: We understand that the property has oil heating, mains electricity, mains water and private drainage.

Broadband Speed: Basic 16 Mbps & Superfast 49 Mbps

Flood Risk: No risk.

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: tbc

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.

These details are awaiting final approval and may be subject to some changes.





## Floor Plans



### Ground Floor

Floor area 116.3 sq.m. (1,252 sq.ft.)

### First Floor

Floor area 96.8 sq.m. (1,042 sq.ft.)

**TOTAL: 213.2 sq.m. (2,294 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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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