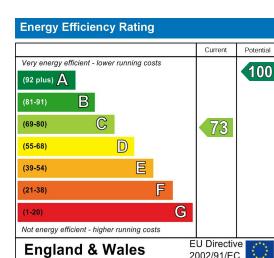


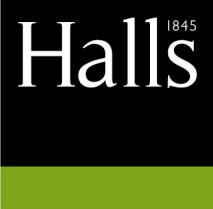
Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A beautifully situated detached bungalow, boasting well presented accommodation of 3 bedrooms, en-suite bathroom, family shower room, living room, large open plan kitchen/diner, hall, utility, pantry and attached garage. Delightful private gardens with 0.48 of an acre of lawns, vegetable and fruit garden and summer house, all in a peaceful setting central to this popular village.



01588 638 755

Bishops Castle Sales
33B Church Street, Bishops Castle, Shropshire, SY9 5AD
E: bishopscastle@hallsgb.com



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- **Well presented detached bungalow**
- **3 bedrooms**
- **En-suite bathroom and family shower room**
- **Living room**
- **Large, open plan kitchen/diner**
- **Hall, utility, pantry and attached garage**
- **With 0.48 acres of delightful private gardens**
- **In peaceful setting in popular village**

GENERAL REMARKS

The Marches is a well appointed detached bungalow which occupies a wonderful central position within this delightful rural village. It stands within a spacious private plot of land which extends to around 0.48 of an acre with southerly views beyond the village to the surrounding hills and woodland.

It offers much improved accommodation of 3 bedrooms, en-suite bathroom and family shower, a well presented kitchen with Aga range, open plan to a dining area which leads through to the living room with views to the gardens and beyond. A spacious hall, rear porch with larder and laundry, complete the internal living quarters.

There is plenty of off-road parking together with the attached garage and a charming summer house, to enjoy the extensive gardens, laid predominantly to lawns with well stocked borders, pond and re-wilded corners, vegetable and fruit patch, orchard trees and terraces from which to enjoy this peaceful setting.

SITUATION

The property is located in the heart of this ever popular village but retains a good degree of privacy, set within its grounds and accessed by a private drive. The village is well served with a strong community spirit which supports the impressive village hall, community shop, public house, church and primary school. The surrounding area is full of scenic landscapes and the nearest town of Bishops Castle is just 4 miles away. The nearest station is in Craven Arms and the towns of Shrewsbury and Ludlow, are within comfortable driving distance.

ACCOMMODATION

Approached from the village lane over a culvert bridge, a private drive leads to the parking area and attached garage. To the front is a raised sun terrace with access into the:

ENTRANCE HALL

13'5" x 10'6" (4.1m x 3.21m)
With radiator, timber laminate floors, two useful cupboards, feature brick wall and several doors off to:

KITCHEN/DINING ROOM

22'11" 10'5" (7.0m 3.2m)
With attractive solid tiled floor, an electric Aga range, granite worktops inset with Belfast sink, 'NEFF' ceramic hob and double oven. Range of wall and base units, integrated dishwasher, radiator and downlighter.

An opening leads into the:

LIVING ROOM

19'8" x 12'2" (6.0m x 3.73m)
With LPG gas, flame effect fireplace, fitted carpet, windows to two elevations and four wall light points.

Again, off the Hall is the:

SHOWER ROOM

6'5" x 6'3" (1.98m x 1.91m)
Fully tiled with corner cubicle with mixer shower, wash basin, WC and stainless steel radiator.

BEDROOM 1

14'5" x 12'1" (4.40m x 3.69m)
With fitted carpet, views over the gardens and towards wooded hillsides beyond, radiator and recessed lit cupboard.



1 Reception Room



3 Bedrooms



2 Bath/Shower Rooms



To the rear is a further paved area with log store and oil storage tanks.

Set to one side of the grounds is a substantial timber framed Summer House, wood-lined with electric power and light (3.6m x 3.66m).

SERVICES

Mains water, electricity and drainage are thought to be connected, double-glazing and oil central heating and LPG fire.

NOTE: None of the services or installations have been tested by the Agents.

COUNCIL TAX

Band E, Shropshire Council.

VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone: 01588 638755.

DIRECTIONS

From Bishops Castle proceed to Lydbury North and in the village turn left immediately after the primary school. Continue up this lane and after 100 yards, before the entrance to the village hall, the entrance to The Marches is signed on the right.

What3Words: sticky.hockey.voltage

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.