



**Heath House, Bishops Castle, SY9 5HY**  
**Offers Over £700,000**

**COBB  
AMOS**

SALES | LETTINGS | AUCTIONS  
LAND & NEW HOMES

# Heath House, Bishops Castle

Cobb Amos are excited to introduce to you, Heath House, a 3 bedroom detached house nestled into the shropshire countryside with views onto the Long Mynd. We would certainly recommend to anyone to get a viewing arranged.

- Views Across The Countryside Onto The Long Mynd
- Versatile Accommodation
- Natural Pool
- Variety of Outbuildings
- Ample Parking
- Quiet Location

## Material Information

**Offers Over** £700,000

**Tenure:** Freehold

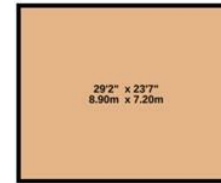
**Local Authority:**

**Council Tax:**

**EPC:** (null)

For more material information visit [www.cobbamos.com](http://www.cobbamos.com)

Please note that the dimensions stated are taken from internal wall to internal wall.



TOTAL FLOOR AREA : 3522 sq. ft. (327.2 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.*

## Introduction

Welcome to Heath House, A wonderful family home set in a picturesque setting in South Shropshire, surrounded by countryside views looking onto the Long Mynd

## Property Description

The property is approached via a quiet country lane, opening onto a substantial private gravel driveway that provides ample parking and access to the main residence, outbuildings, and surrounding grounds. The land accompanying the property affords a high degree of privacy and separation from neighbouring homes, while enjoying uninterrupted, far-reaching views across the surrounding countryside.

Upon entering, you are welcomed into an entrance hall featuring attractive quarry tiled flooring. To the left, a door opens into the charming sitting room, complete with characterful wood-panelled walling and an inset feature fireplace with open grate, creating a warm and inviting focal point.

To the right of the hallway, the kitchen/breakfast room benefits from a double aspect, allowing for an abundance of natural light, and enjoys a delightful outlook, particularly from the sink. The kitchen is comprehensively fitted with a range of integrated units and appliances, including an oven, induction hob, Belfast sink, and a traditional Stanley Range. A door leads through to a generous conservatory, offering a bright and versatile space with views over the garden.

Leading from the kitchen, a lobby with WC provides access to a spacious family room, featuring a wood-burning stove and a secondary kitchenette area. This versatile room benefits from external doors opening onto both the kitchen garden and the stable yard, outbuildings, and yard beyond. Also accessible from the yard is a practical shower room with WC.

Stairs rise to the first floor, where there are three well-proportioned double bedrooms and a family bathroom. All bedrooms benefit from built-in storage, with two further enhanced by fitted wardrobes.

The family bathroom is well-appointed, comprising a matching suite including a bath, WC, and wash hand basin, completing the accommodation.

## Gardens and Parking

Externally, the property offers exceptional potential for both hobby and business use, thanks to its extensive range of outbuildings. A substantial barn, complete with a ramp leading to a secondary level, provides excellent storage capacity, while an adjoining lean-to benefits from power and lighting, further enhancing its versatility.

The long barn is currently arranged as multiple storage areas but offers significant scope for conversion into secondary accommodation, subject to the necessary planning permissions (STPP). Additionally, there is an adjoining room which could be adapted for further ancillary accommodation or utilised as a holiday let; it is presently operating as a successful tea room.

The grounds provide ample parking, well-maintained lawned garden areas, and are complemented by a delightful natural pool, creating an attractive and tranquil outdoor setting.

## Property Location

From Ludlow, head North on the A49 proceeding through Craven Arms. Continue for about a mile and turn left signposted for Bishops Castle. Continue for about 7 miles and take the first left hand junction after the Country Park. The property is the first on the left hand side.

## Services

Private septic tank drainage, Air source heat pump for water and heating. 16 Sola Panels with batteries for electricity alongside mains electricity.

## Broadband Speed

Download: ~5-10 Mbps (average ~10 Mbps)  
Upload: ~1 Mbps

## Tenure

Freehold

## Agents Notes

In accordance with The Money Laundering Regulations 2007, Cobb Amos are required to carry out customer due diligence checks by identifying the customer and verifying the customer's identity on the basis of documents, data or information obtained from a reliable and independent source. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £24 inclusive of VAT per purchaser in order for us to carry out our due diligence.

## DIRECTIONS



