



19 COLEBATCH
BISHOPS CASTLE | SY9 5JY





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Bishops Castle 1.2 miles
(all mileages are approximate)

A CHARMING DETACHED STONE COTTAGE ENJOYING AN ENVIABLE
SETTING SURROUNDED BY GLORIOUS COUNTRYSIDE OFFERING
SPACIOUS ACCOMMODATION AND DELIGHTFUL GARDENS.

A quintessential detached stone cottage in peaceful setting
Standing in private gardens and adjoining paddock, in all 0.8 of an acre
Sleek, contemporary kitchen and 2 reception rooms
End of a shared private lane location with ample private parking
Delightful views, particularly from the field towards the Longmynd



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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Bishops Castle proceed South on the A488 towards Clun for 1 mile into the centre of the village of Colebatch turning left by the large tree down a private tarmac single lane. Continue down this lane and the property is found on the left with a large parking area. What3Words: puddles.promoting.regulate

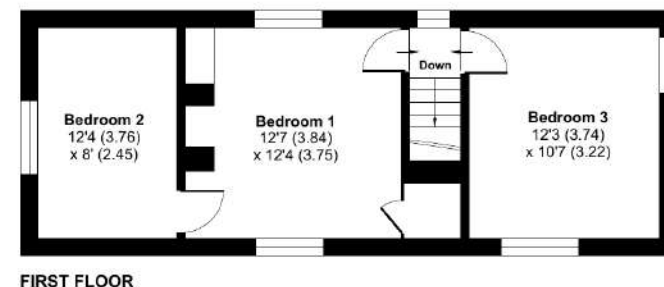
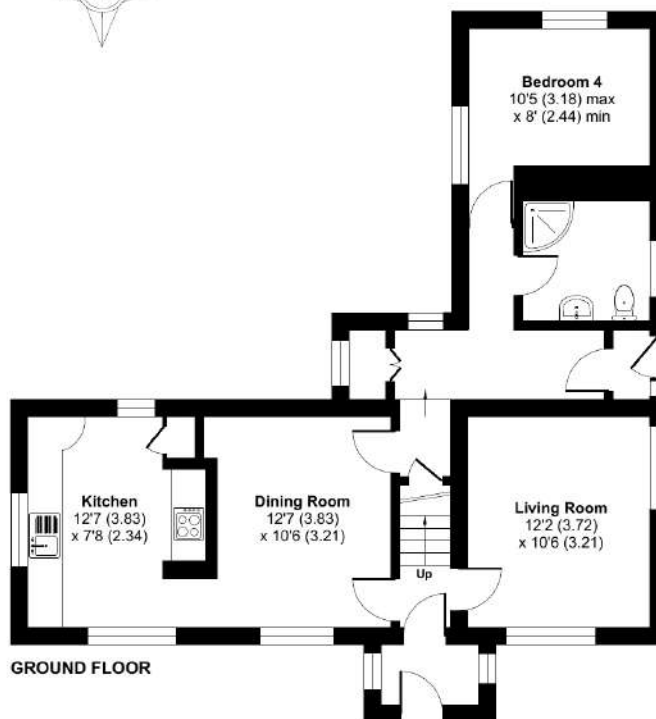
SITUATION

Colebatch is a small and highly desirable rural hamlet situated amidst some of South Shropshire's most beautiful countryside. The nearby market town of Bishop's Castle offers an excellent range of everyday amenities, including schools, independent shops, pubs, cafés, medical facilities and a dental practice. The larger towns of Shrewsbury to the north and Ludlow to the south are both within comfortable driving distance and provide a comprehensive range of shopping, leisure and transport facilities.

Renowned for its outstanding natural beauty, South Shropshire is a haven for walkers, cyclists and outdoor enthusiasts, with the surrounding hills, valleys and country lanes offering endless opportunities for exploration. 19 Colebatch is set away from any main road and represents a rare opportunity to acquire a beautifully presented family home with exceptional gardens and grounds extending to 0.8 of an acre in one of the county's most sought-after rural locations.

PROPERTY

Tucked away at the end of a private no-through country lane within the peaceful rural hamlet of Colebatch, this charming detached stone cottage enjoys an enviable setting surrounded by glorious Shropshire countryside. Offering the perfect balance of tranquillity and community, the property benefits from delightful rural views in a wonderfully quiet location, whilst remaining far from isolated, with neighbouring properties sharing the private lane. Quintessentially English in both character and appearance, this attractive country cottage presents a rare opportunity to acquire a home of



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1484839

genuine charm together with an adjoining pasture paddock extending to approximately 0.65 of an acre.

The cottage offers beautifully characterful accommodation, blending traditional features with tasteful modern improvements. The welcoming entrance lobby provides access to the principal reception rooms. To one side is the cosy living room, featuring an attractive wooden floor and windows to both the front and side, creating a wonderfully light

yet intimate living space. Opposite, the dining room exudes cottage charm with its painted ceiling joists and tiled floor, which continues seamlessly into the stylish contemporary kitchen. Here, sleek modern units complement the exposed ceiling timbers to create a practical yet sympathetic heart of the home.

The accommodation offers excellent flexibility with three principal bedrooms, together with an additional interconnecting room that could readily serve as a

Approximate Area = 1174 sq ft / 109 sq m

For identification only - Not to scale





fourth bedroom, dressing room or en-suite facility to the main bedroom. A useful ground floor bedroom provides ideal accommodation for guests, multi-generational living or those seeking predominantly single-storey occupancy.

Completing the ground floor is a modern shower room, accessed from the rear hall, which also benefits from an external side entrance for added convenience.

OUTSIDE

The property stands within beautifully maintained gardens that perfectly complement its cottage setting. Immediately surrounding the house are predominantly lawned gardens enclosed by attractive stone walls, creating a wonderfully private and sheltered environment. A delightful paved patio terrace provides an ideal space for outdoor dining and entertaining, whilst picket fencing enhances the traditional cottage appeal. Beyond are useful timber stores leading to a generous tarmac parking area providing ample space for several vehicles.

Continuing along the private lane, an entrance gate opens into the adjoining pasture paddock, which extends to approximately 0.65 of an acre. Exceptionally level and laid predominantly to grass, the paddock is enclosed by established hedgerow boundaries and offers excellent potential for grazing a variety of livestock, equestrian or smallholding interests, horticultural cultivation, or a range of alternative personal or business uses, subject to any necessary consents. A charming shepherd's hut is positioned within the paddock and is available by

separate negotiation, offering further versatility and appeal.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, and electricity are understood to be connected. Drainage is to a private system. Double glazing and oil central heating is installed. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band - D



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



