



HONEY MEADOW

3 THE NOVERS | BISHOPS CASTLE | SY9 5DN





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Close to town amenities.

A MOST ATTRACTIVE DETACHED BUNGALOW OFFERING ROOMS OF PLEASING PROPORTION SITUATED ON A QUIET, HIGHLY DESIRABLE SMALL DEVELOPMENT WITH PRIVATE GARDENS AND PARKING.

Detached three-bedroom bungalow in a highly desirable edge-of-town location
Occupying a generous corner plot adjoining open countryside
Spacious south-facing living room with patio doors to the garden
Extended garden room providing an excellent additional reception space
Attractive gardens, driveway parking and detached garage



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Viewing is strictly by appointment with the selling agents

DIRECTIONS

What3Words: ///they.regulator.nothing

From the Church turn up Kerry Lane for a quarter mile and at the crossroads with Corporation Street, turn left onto Woodbatch Road. Continue along and into the dip turning left onto The Ridge. Continue through and onto The Novers and the property is last on the left.

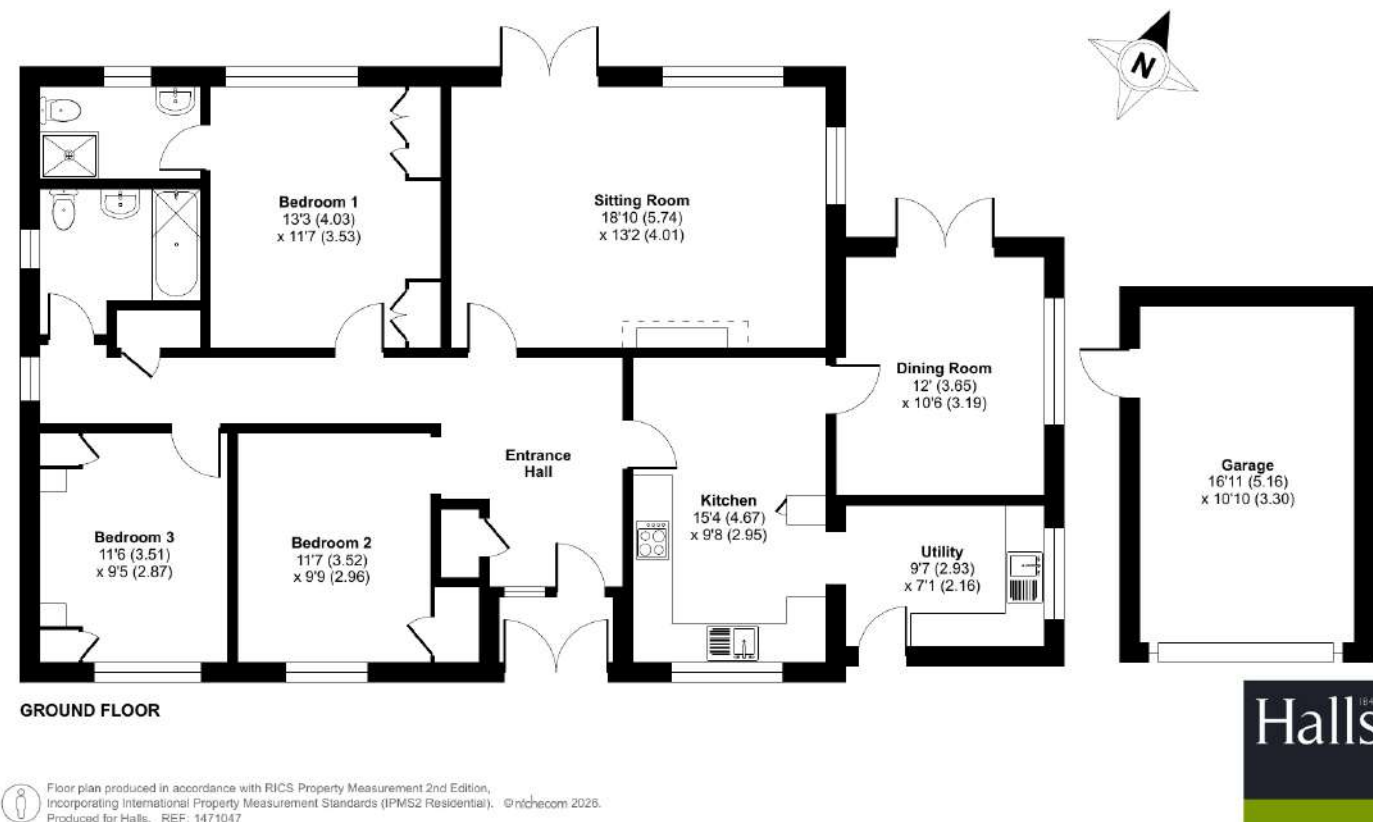
SITUATION

Bishops Castle is a thriving and characterful market town, renowned for its vibrant community, historic architecture and excellent range of independent shops, cafés, public houses and everyday amenities. The town also benefits from a primary school, community college, medical facilities, supermarket and a variety of recreational and cultural activities.

The property is conveniently situated on the highly sought after, small development known as the Novers which is a good walking distance to the town centre, whilst also enjoying immediate access to the surrounding countryside. The nearby Shropshire Hills National Landscape offers an abundance of walking, cycling and outdoor pursuits, with the Long Mynd and Stiperstones amongst the area's most celebrated beauty spots. The larger towns of Shrewsbury and Ludlow, offer a wider range of amenities and are within comfortable driving distance with access to the national rail and motorway network.

PROPERTY

Occupying an enviable corner plot in one of Bishops Castle's most sought-after residential locations, Honey Meadow is an individual detached three-bedroom bungalow enjoying an attractive edge-of-town setting with immediate views over adjoining farmland and far-reaching views across the town towards the Long Mynd. Forming part of an exclusive development of just twelve homes constructed in the late 1990s, the property has



been thoughtfully extended and enhanced by previous owners to create spacious and versatile accommodation, ideally suited to those seeking single-storey living in a peaceful yet highly convenient location.

A covered entrance porch provides access to the welcoming reception hall, a spacious central area from which the principal accommodation radiates and includes the Kitchen/Breakfast Room fitted with an

attractive range of wall and base units providing ample storage and preparation space with complementary work surfaces incorporating a NEFF double electric oven together with an LPG hob and extractor hood over. There is ample space for informal dining, whilst an archway leads through to the adjoining utility room fitted with matching units providing additional storage together with work surface, housing the central heating boiler and offering space for domestic appliances. A part-glazed



door provides direct access to the outside. A further door leads to the Dining/Garden Room, a particularly attractive extension creating an excellent additional reception area, ideal for both formal dining and relaxed day-to-day living. Featuring a tiled floor, exposed brickwork and incorporating French doors opening onto the gardens, the room enjoys delightful views across the surrounding countryside and towards the Long Mynd. A door from the hall leads to the Living Room a beautifully proportioned, south-facing reception room enjoying excellent natural light through large windows and patio doors opening directly onto the garden. A decorative fireplace provides an attractive focal point, creating a comfortable and welcoming living space.

An inner hallway provides access to the three bedrooms and family bathroom. The Principal Bedroom is a spacious double bedroom enjoying pleasant views over the gardens and countryside beyond, complemented by an excellent range of fitted wardrobes and storage cupboards together with the benefit of an en-suite shower room, appointed with a modern suite comprising shower enclosure, wash hand basin and WC with complementary wall tiling and fittings. Bedroom Two is a further generous double bedroom benefiting from fitted wardrobes and storage cupboards whilst Bedroom Three is a versatile room currently arranged with an open doorway, making it equally suitable as a third bedroom, home office, hobbies room or snug according to individual requirements. The Family Bathroom is well appointed with a three-piece suite comprising panelled bath, wash hand basin and low flush WC, complemented by extensive ceramic wall tiling.

OUTSIDE

Honey Meadow occupies a generous corner plot with gardens extending around the property and enjoying an exceptional degree of privacy. The gardens have been thoughtfully landscaped to provide areas of lawn, well-stocked borders and seating areas from which to appreciate the surrounding views.

The property's outstanding position is undoubtedly one of its principal attractions, enjoying immediate open views across neighbouring farmland together with far-reaching panoramic views over Bishops Castle towards the Long Mynd, creating a wonderful backdrop throughout the year. The property further benefits from driveway parking and an attached garage, providing excellent parking, storage and workshop space.

Honey Meadow presents a rare opportunity to acquire a beautifully situated detached bungalow within one of Bishops Castle's most desirable residential developments, combining spacious, well-maintained accommodation with a superb edge-of-town setting and outstanding countryside views.

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, electricity and drainage are understood to be connected. Oil fired central heating and wood stove. None of these services have been tested.

COUNCIL TAX

Council Tax Band - B



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings 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.



