



Holters
Local Agent, National Exposure

Yarrow End House, Station Street, Bishops Castle, SY9 5DD

Offers in the region of £575,000



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Where town convenience meets a peaceful setting, Yarrow End House is a unique detached period home offering spacious accommodation over three floors, with 4 double bedrooms, 3 reception rooms, large beautiful gardens, gated parking and countryside views.

- A Detached, Unique House
- 4 Double Bedrooms & 2 Bathrooms
- Large, Beautiful Gardens Inc. Summerhouse/Bar
- Private & Quiet Setting Close to the Town Centre

The Property

Introducing Yarrow End House, which is a detached and individually designed period house located within a peaceful and private position just off Station Street, found approximately 350 yards from the vibrant centre of the sought-after market town of Bishop's Castle and enjoying distant views from the upper floors towards the surrounding South Shropshire countryside.

Built circa 1940, this attractive and characterful property offers spacious and versatile accommodation arranged across three storeys and retains a wealth of original period features throughout, including stained glass windows, exposed wood flooring, feature fireplaces, picture rails, panelled internal doors and bay-fronted reception rooms and bedrooms, all of which combine to create a home of considerable charm and individuality. Beautifully presented and well maintained by the current owners, Yarrow End House benefits from four double bedrooms, three reception rooms, two bathrooms, a useful utility room which could also be utilised for a variety of purposes including a study or ground floor bedroom, a detached garage, ample driveway parking and large, mature gardens complete with an impressive summerhouse/bar.

Bishop's Castle is one of Shropshire's most desirable market towns and is renowned for its independent shops, public houses, cafés, eateries and strong sense of community, whilst also providing excellent access onto scenic walking routes and outdoor pursuits within the nearby Shropshire Hills Area of Outstanding Natural Beauty. Rural, but by

- Set Over 3 Floors
- 3 Reception Rooms
- Character Features

no means isolated, the town remains exceptionally well served for everyday needs, with schooling, leisure facilities and healthcare all found within easy reach of the property.

Inside, the accommodation spans across three floors and is entered via an inviting reception hall, where stained glass detailing and exposed flooring immediately set the tone for the rest of the house. Positioned to the front elevation is the spacious bay-fronted living room, which enjoys a pleasant outlook over the gardens and features a fireplace with inset wood-burning stove creating a warm focal point to the room. To the rear, a separate dining room provides an excellent space for formal dining and entertaining and also benefits from a large bay window and attractive character features. Also found to the rear, the kitchen/diner forms the heart of the home and is fitted with a range of matching units, ample work surface space and a central island, whilst large windows and glazed doors allow for an abundance of natural light, with the doors providing direct access to the rear gardens. Leading off the kitchen is a useful side entrance/conservatory area, ideal as a boot room or garden room, along with the versatile utility room, which could also be utilised as a study, hobby room or even a ground floor bedroom if required, with its own private ensuite shower room. From the entrance hall a door opens to a useful understairs W.C.

On the first floor, a landing area gives way to three well-proportioned double bedrooms and the family bathroom. Bedrooms one and two are particularly generous in size and enjoy

- Well Presented & Spacious Accommodation
- Gated Driveway, Garage & Ample Parking
- Distant Countryside Views from Upper Floors

attractive bay windows and elevated outlooks across the surrounding area, whilst the bathroom is fitted with a bath with shower over, W.C and wash hand basin. From the landing, stairs rise to the second floor where a further sizeable double bedroom/loft room is found, enjoying a tucked-away position and distant views towards the surrounding countryside, making it ideal for a variety of uses including guest accommodation or home working.

Outside, Yarrow End House is approached via gated access onto a sweeping driveway, which provides ample off-road parking for numerous vehicles and access to the detached garage. The property enjoys an attractive frontage with mature hedging and planted borders helping to create a pleasant degree of privacy from the roadside.

The rear gardens are a particular feature of the property and are generous in size, beautifully established and wonderfully private. Made up of large lawned sections, mature trees, colourful planted borders, paved seating areas and well-stocked beds, the gardens provide an ideal setting to relax or entertain within the warmer months of the year. A substantial summerhouse positioned towards the rear of the plot offers a versatile additional space and is currently arranged as a garden bar and entertaining area, whilst pathways and seating areas throughout the grounds allow the gardens to be enjoyed from all angles. Overall, the outside space complements the house perfectly and creates a peaceful setting within close proximity of the town centre.



The Town

Nestled amongst the rolling hills of South Shropshire, Bishop's Castle is a vibrant and picturesque market town that effortlessly blends rural tranquillity with a lively community spirit. Renowned for its rich history, quirky independent shops and warm, welcoming atmosphere, it is an ideal setting for those seeking a slower pace of life without sacrificing character, convenience or culture.

Surrounded by stunning countryside, including the Shropshire Hills National Landscape, Bishop's Castle is a haven for walkers, cyclists and nature lovers alike, with countless scenic routes and outdoor pursuits available directly from the town. The town itself boasts a fascinating heritage, with centuries-old architecture, cobbled streets and landmarks such as the House on Crutches Museum, together with the site of the medieval castle from which the town takes its name.

Despite its peaceful setting, Bishop's Castle remains well served for everyday needs and offers an excellent range of facilities, including a Co-op supermarket, a selection of independent retailers, cafés, public houses, restaurants, doctors' surgery, community hospital, library, post office and fuel station. The town is also home to the well-regarded High School, Primary School and a leisure centre with swimming pool, making it particularly appealing for families and those seeking a practical lifestyle within a thriving rural community.

Peacefully positioned yet by no means isolated, Bishop's Castle offers a lifestyle that combines countryside serenity with strong community spirit and a comprehensive range of amenities, making it a truly special place to call home.

Services

We are informed the property is connected to mains water, drainage and electricity.

Heating

Oil fired central heating and a wood-burning stove.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band E.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 900MB. Interested parties are advised to make their own enquiries.

Nearest Towns

Church Stoke - 7 miles

Montgomery - 9 miles

Church Stretton - 13 miles

Craven Arms - 13 miles

Newtown - 16 miles

Ludlow - 20 miles

Shrewsbury - 23 miles

What3words

///sunshine.survivor.impresses

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

Wayleaves, Easements and Rights of Way

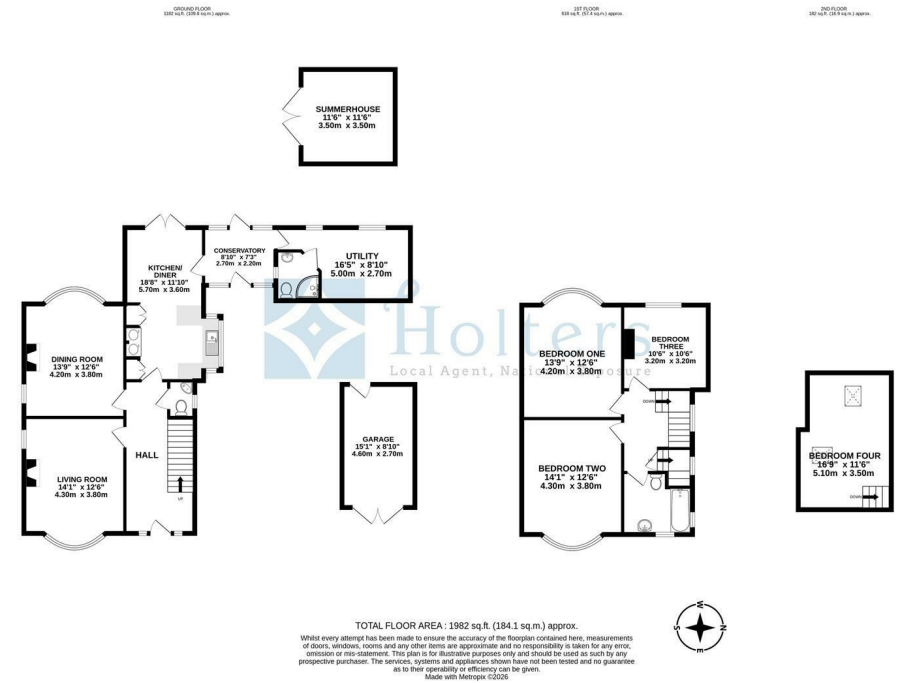
The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E		
(21-38) F	42	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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