



REILTH TOP

Bishops Moat, Bishops Castle, Shropshire SY9 5LL



A BEAUTIFULLY RENOVATED AND EXTENDED COUNTRY HOME WITHIN THE SHROPSHIRE HILLS NATIONAL LANDSCAPE, HAVING EXCEPTIONAL VIEWS ALL SET WITHIN 12.84 ACRES COMPLIMENTED BY A RANGE OF MODERN FARM BUILDINGS. A FURTHER 18.9 ACRES ADJOINING IS AVAILABLE BY SEPARATE NEGOTIATION.

Bishops Castle 3.5 miles, Ludlow 18.4 miles, Shrewsbury 21 miles, Craven Arms 10.6 miles
(Distances approximate).

			EPC
4	3	3	A

Guide Price - £1,100,000

Local Authority: Shropshire Council

Council Tax band: B (This is likely to be reassessed on the sale of the property)

Services: Mains electricity. Private water supply via borehole and holding tank. Private drainage via septic tank. Ground Source Heat pump, 5kw Wind turbine, 4kw solar panels, 10kw batteries and Feed in Tariffs that in the last 12 months has produced £9,900.

Agents note: Wi-Fi is available via Starlink (subject to subscription), and the property benefits from an EV charging point.

Tenure: Freehold

Postcode: SY9 5LL

What3words: <https://w3wco/february.bucks.detective>

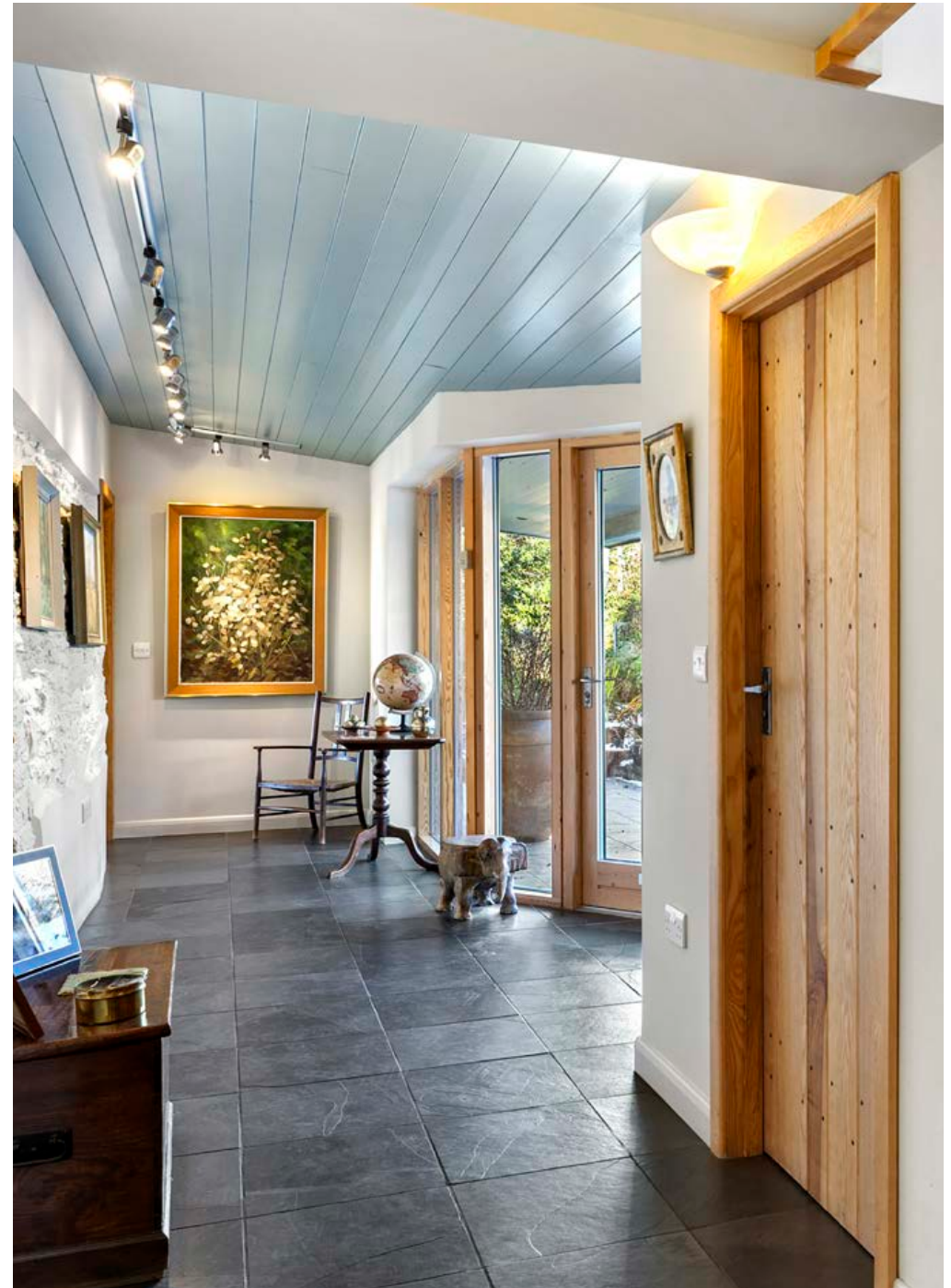
SITUATION

Reilth Top is on the Shropshire Wales border within the Shropshire Hills National Landscape, and just 3.5 miles from the market town of Bishops Castle which provides a great range of day-to-day facilities with a good range of shops, pubs, restaurants, schools and doctors. The town has a well supported leisure centre and swimming pool along with tennis, football and rugby clubs. The larger towns of Ludlow and Shrewsbury provide a wider range of facilities, and the nearby town of Craven Arms has a railway Station on the Manchester to Cardiff Line, with good connections from Shrewsbury to Birmingham and London.

The surrounding countryside is farmland and woodland, providing a magnificent setting and has great access to a network of footpaths and bridleways that wind through the surrounding hills. Bow House Farm Equestrian and Show Jumping Centre with excellent facilities nearby.

DIRECTIONS (SY9 5LL)

From Bishops Castle turn onto Kerry Lane at the bottom of the town near the Church and continue up the hill for about 1½ miles until reaching a T junction. Turn left and at a triangle keep left and in approx. ¼ mile keep straight on towards Cefn Einion. In approx. 1¼ miles Reilth Top will be on your left side as you start going down the hill.









THE PROPERTY

Renovated and extended by the current owners in 2010 and 2011 to create a stunning home that delivers exceptional views from most windows, provides elegant yet comfortable accommodation and remarkably has achieved an EPC rating of A (103), making it an incredibly efficient home to live in. Key points on this are Ground Source Heat Pump, PV panels, battery storage, wind turbine, and high-quality windows with high levels of insulation installed as part of the renovation. There is under floor heating on both ground and first floor.

The original period cottage has allowed many period features to remain, and these are complemented by extensions that have enhanced the living space, which include the stunning kitchen, dining family room that is flooded with light and opens onto the garden. The kitchen is fitted with bespoke oak units with deep work surfaces, and has an electric Aga with induction hob, large central island and built in appliances. In the kitchen there is also plumbing for bottled gas.

Also on the ground floor is a sitting room and snug, both having Clearview Stoves, study, a cloakroom with a shower and toilet and utility / boot room which are all accessed off the glazed hallway. There is a ground floor bedroom with doors onto the terrace and an ensuite shower room. The main bedroom has a door onto a balcony, an en ensuite bathroom with separate shower and fitted wardrobes and two further bedrooms are served by a shower room. All bedrooms have built in wardrobes. Internal joinery including doors and stairs were made from locally sourced wood by local carpenters.













OUTSIDE AND OUTBUILDINGS

The driveway leads from the lane to the yard to the rear of the house where there are a set of modern farm buildings that were designed and laid out for stabling and housing livestock as the owners' bred prize-winning Highland Cattle for many years. The larger of the buildings is enclosed and incorporates a tack room, WC, shower and kitchen fitted in. All outbuildings have water and electricity connected.

Gardens surround the house, including terraces, lawns, fruit trees and flower beds, all set back from the lane by a mature hedge. To the side of the house is a woodstore, workshop and a potting shed / greenhouse to the front opening onto the garden.

THE LAND

The total area extends to 12.84 acres with well fenced fields, most of which have water supplied. The land has been farmed organically and is a mix of HLS and ELS schemes. The land lies in two sections to the rear of the house and yard with a further section that includes woodland directly opposite on the other side of the lane.

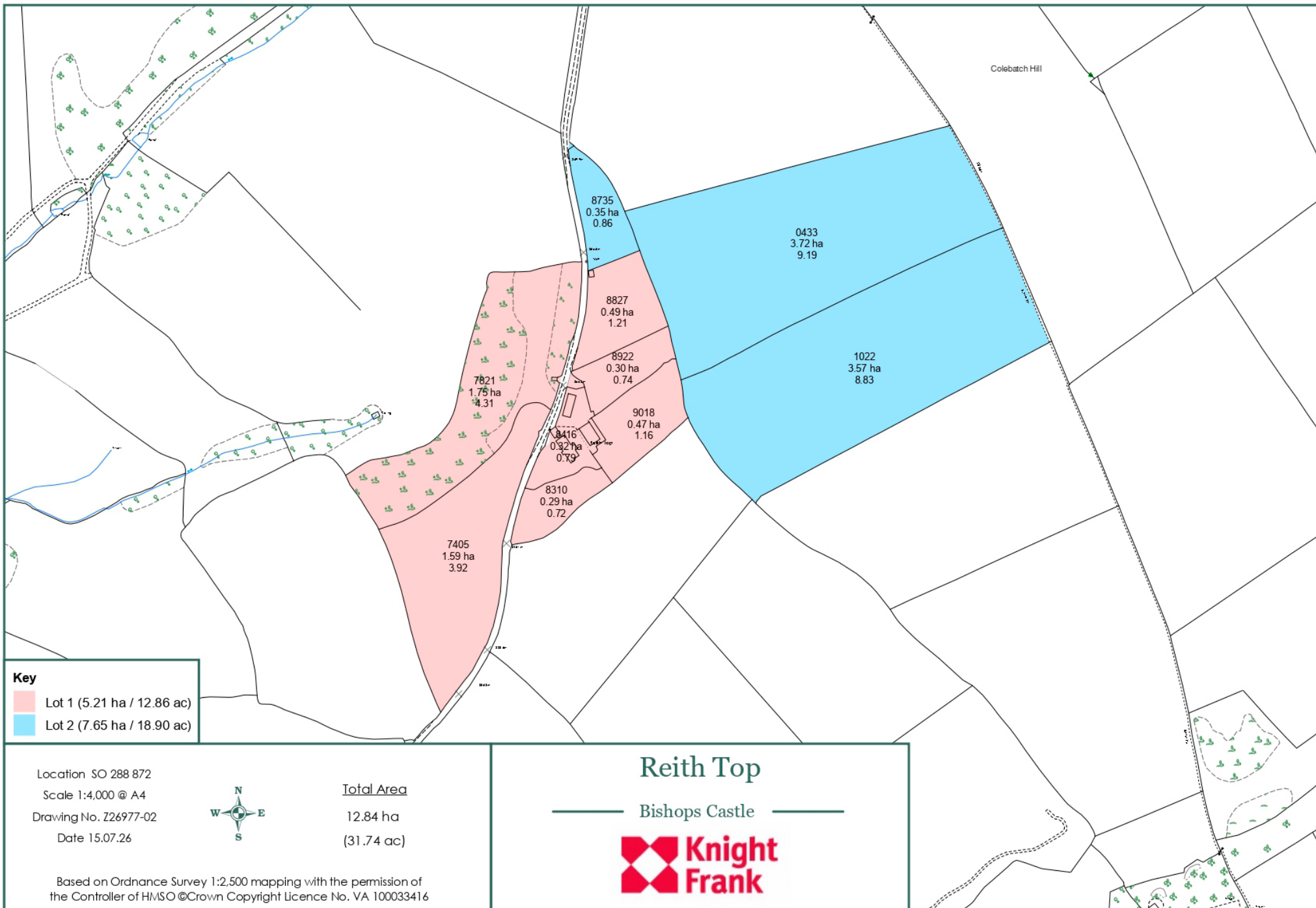
A further block of 18.9 acres of land adjoins is available by separate negotiation. This is shown on the plan coloured blue.

Please refer to land plan for field sizes.

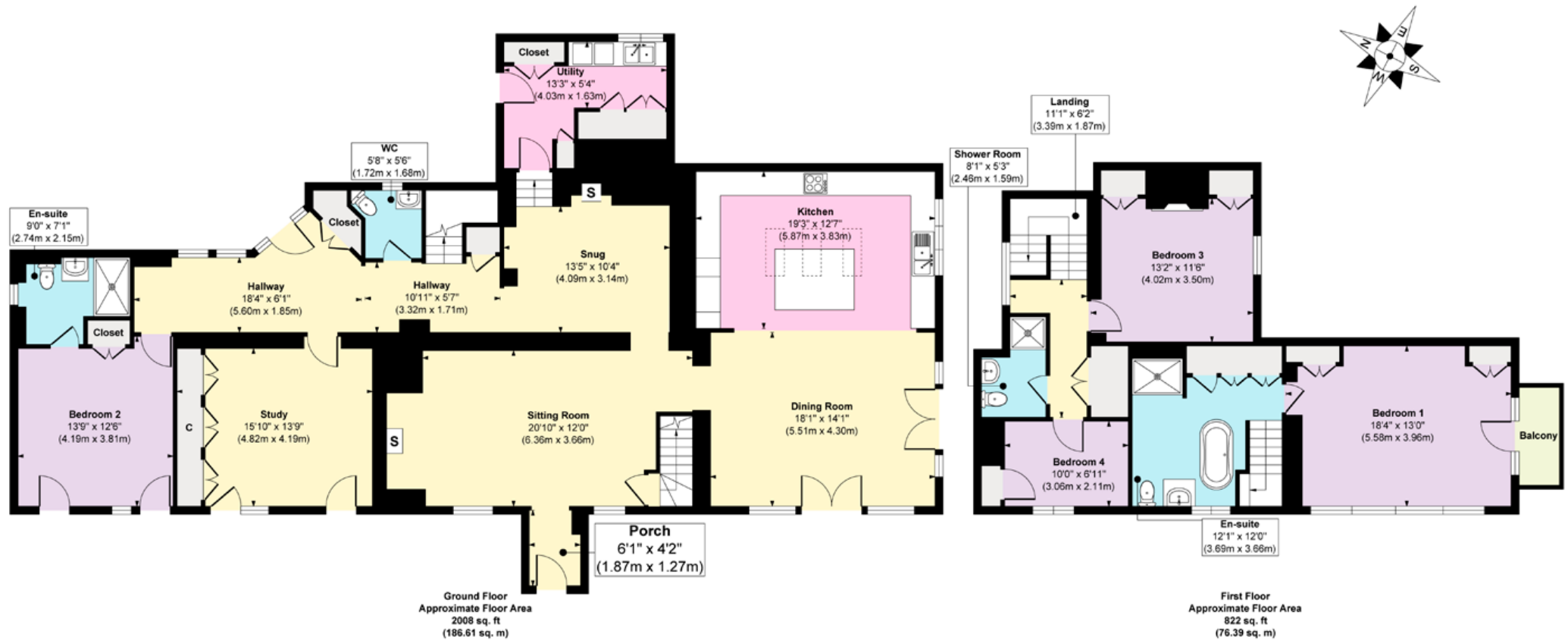








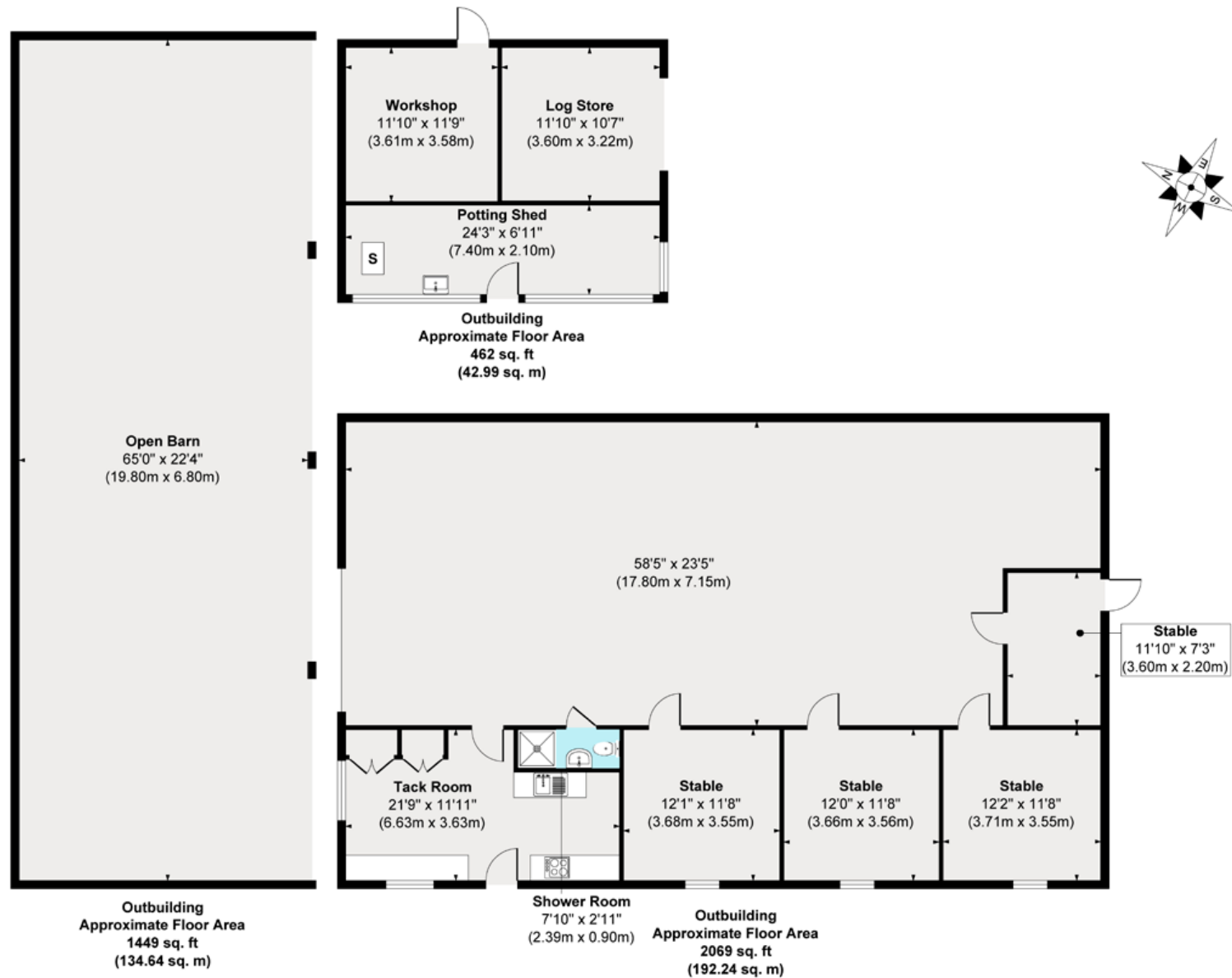
Reilth Top, Bishops Moat, Bishops Castle, SY9 5LL – Main House Floor Plan



Approximate Gross Internal Area
 Main House = 263 sq m / 2830 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Reilth Top, Bishops Moat, Bishops Castle, SY9 5LL – Outbuildings Floor Plan



Approximate Gross Internal Area
 Outbuildings = 369.87 sq m / 3980 sq ft

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We would be delighted
to tell you more.

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