



21A COLEBATCH

BISHOPS CASTLE | SHROPSHIRE | SY9 5JX





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Bishops Castle 1.1 miles | Shrewsbury 23.9 miles
(all mileages are approximate)

A GRADE II LISTED 17TH-CENTURY HALF TIMBERED COTTAGE, OFFERING
SPACIOUS ACCOMMODATION, SET WITH BEAUTIFULLY MAINTAINED
GARDENS AND PARKING IN A PEACEFUL SETTING.

Charming Grade II Listed semi detached property
Tastefully refurbished over the last three years
Converted garden room and useful side store
Gravelled parking area and timber barn of approximately 90 sq ft
Beautifully maintained rear gardens with lawns



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

What3Words:/// decently.defend.mailer

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 right the 2nd of a timber frame semi-detached cottage with a parking area to the front.

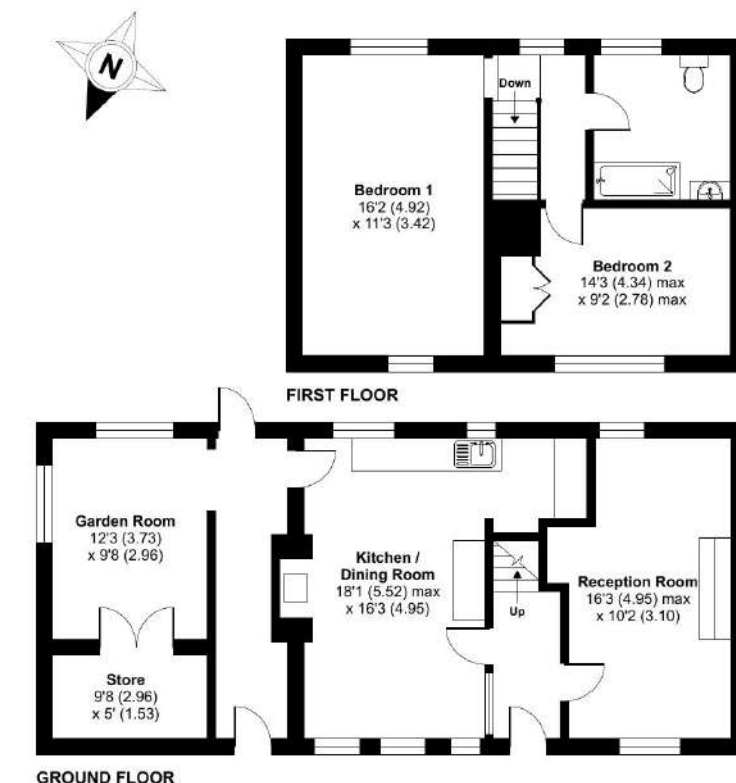
SITUATION

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.

PROPERTY

A particularly appealing Grade II Listed half-timbered semi-detached cottage, believed to date from the 17th century, occupying a peaceful position at the end of a shared private lane within the small and attractive hamlet of Colebatch. The property combines considerable historic character with the benefits of a sympathetic and tasteful refurbishment carried out during the last three years, creating a comfortable and characterful home with delightful country views.

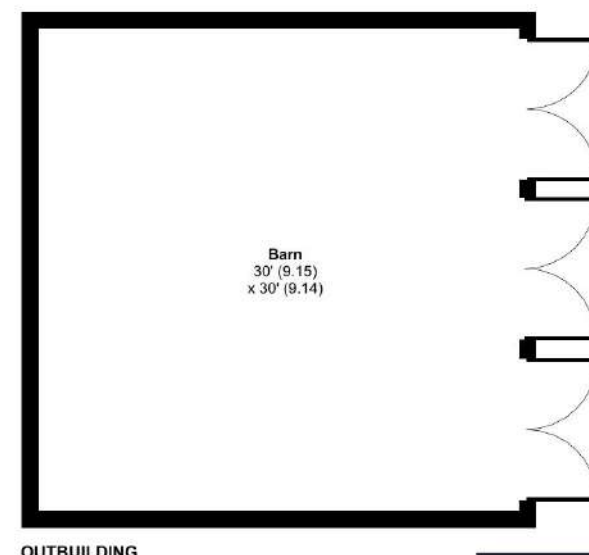
The cottage has been sympathetically adapted over the years, including later 20th century additions and alterations, and now provides well-proportioned accommodation comprising two bedrooms and a bathroom to the first floor, together with a kitchen/ dining room, sitting room, covered side hall, converted garden room and useful store to the ground floor.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Halls. REF: 1514079

Approximate Area = 1287 sq ft / 119.6 sq m
Outbuilding = 900 sq ft / 83.6 sq m
Total = 2187 sq ft / 203.2 sq m
For identification only - Not to scale

Denotes restricted head height



Internally, the property retains a wonderful wealth of features, including exposed timber wall panelling, ceiling joists and timber flooring, together with attractive brick detailing, an open fireplace and wood-burning stove. These traditional features sit particularly well alongside the contemporary kitchen and bathroom fittings, providing a pleasing blend of historic character and modern-day comfort.

The property is approached over the shared private lane to a gravelled parking area immediately adjoining the cottage. Here there is a useful timber barn of approximately 900 sq ft, providing excellent storage or workshop space.



OUTSIDE

To the rear, the gardens are a particular feature and have been beautifully maintained and thoughtfully arranged. Shaped lawns are bordered by well-stocked floral beds and complemented by paved seating terraces, providing a number of attractive areas from which to enjoy the peaceful surroundings and lovely views across adjoining open farmland. Further garden buildings include a greenhouse, summer house and additional timber store.

The combination of its historic Grade II Listed character, recent refurbishment, peaceful hamlet setting, attractive gardens, useful outbuildings and open countryside views makes this a highly appealing small country property, ideally suited to those seeking a character home in a tranquil rural setting.

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. Electric 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 - C



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 or not.

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 or hedges.

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. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate 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 £36 (including VAT) per purchaser.



