



23 HIGH STREET
BISHOPS CASTLE | SY9 5BE





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Close to town amenities.

AN IMPRESSIVE CHARACTERFUL GRADE II LISTED MERCHANT'S HOUSE,
OFFERING SPACIOUS ACCOMMODATION ALONG WITH A HOLIDAY
COTTAGE AND NUMEROUS OUTBUILDINGS.

A much loved characterful Grade II Listed town house
Detached 2-bedroom holiday cottage
Study/workroom and High Street office/rental unit
Well-stocked, extensive gardens and ancillary building
Potential for multi-generational use



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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

A rural sanctuary in the centre of Bishops Castle town, comprising a sensitively renovated 5- bedroom, sixteenth Century Merchant's House in substantial grounds together with a two-bedroom holiday cottage, a small medieval two storey barn, used as hobby space and a study and a high street fronting office/shop, currently let (business unaffected). There is garaging with EV point and further outbuildings including tool shed and separate greenhouse/shed, currently used as a laundry room/utility/potting shed but could be a workshop. A green oasis of calm, within walking distance of shops, local primary and secondary school, doctors, dentist, bank, pubs and cottage hospital. Gardens to both the main house and the holiday cottage are particularly well stocked with stunning herbaceous borders that flower continuously for ten months of the year, a playhouse and fruit cage.

SITUATION

It is located in the heart of this historic market town and within walking distance of its excellent range of local services and amenities. Bishops Castle is a jewel in the stunning South Shropshire countryside crown, being a mecca for artists, walkers and cyclists. The larger towns of Ludlow and Shrewsbury are within comfortable driving distance and offer a comprehensive range of services and access to the national road and rail network.

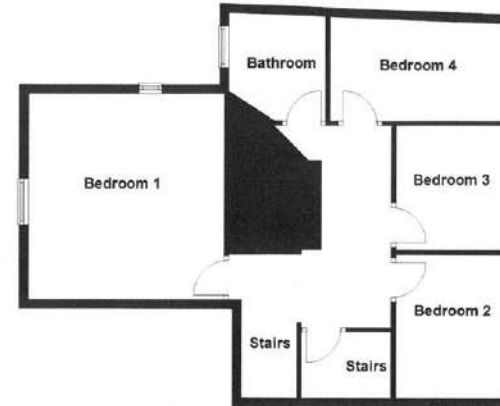
THE HOUSE

Looks are most definitely deceiving in this property, as the High Street frontage disguises the true nature of the Grade II listed Merchant's House which has a principal westerly outlook over the substantial grounds, holiday cottage, barns and outbuildings.

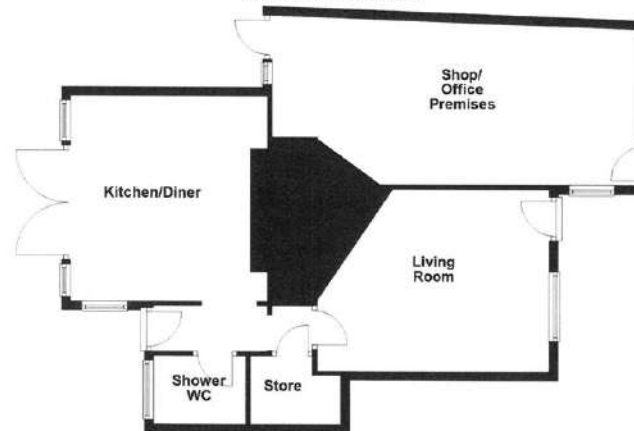
HOLIDAY COTTAGE

Converted to a high standard, this substantial building is currently run as a holiday cottage which achieves a constant 5* rating on Airbnb and ranked in the top 5% (writerslodge.co.uk). Accommodation consists of an open plan ground floor living room, dining and kitchen with wood floors and wood stove with French windows into the private courtyard, walk-in

Approx. 70.2 sq. metres (755.1 sq. feet)

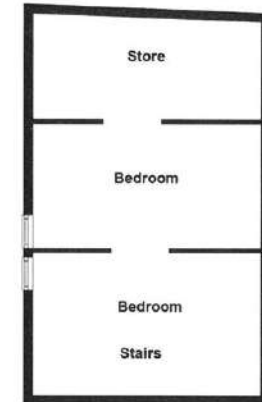


Ground Floor
Approx. 80.1 sq. metres (862.2 sq. feet)



Total area approx 191.7 sq metres (2063.3 sq. feet)

Second Floor
Approx. 41.4 sq. metres (446.0 sq. feet)



Artists impression. For illustrative purposes only.
All measurements are approximate, Not to Scale.

shower/WC, with to the first floor, 2 bedrooms and a bathroom. Behind the cottage lies its own peaceful courtyard gardens.



OFFICE/SHOP

This street fronting premises offers a compact office/rental space which is currently divided into a private office, reception area/office, kitchenette and WC. It is presently occupied under license to a long standing firm of solicitors whose business is unaffected by the sale.

OUTBUILDINGS, STUDY AND GARDENS

Gated off from the holiday cottage courtyard is the principal residence gardens which are particularly well stocked with stunning herbaceous borders that flower continually for 10 months a year. Together with a sunny aspect and lawns, there is also a playhouse and fruit cage. Across the large gravelled parking area is the old barn with ground floor seating area and hobby space and access from external steps is a beautiful studio workroom with exposed beams and views out to surrounding hills beyond the town. Further outbuildings with 3 phase electricity, water and drainage, currently used as a greenhouse/laundry/utility but could be a workshop.

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

We understand mains water, electricity and drainage are connected. There is an EV point and 3 phase. Oil central heating and multi-fuel stoves.

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.

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.



