FOR SALE

1 Salop Street, Bishops Castle, Shropshire, SY9 5BW

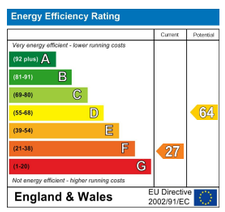
Approximate Area = 2515 sq ft / 233.6 sq m
Limited Use Area(s) = 74 sq ft / 6.9 sq m
Total = 2589 sq ft / 240.5 sq m
For identification only - Not to scale

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for McCartneys. REF: 1165054

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



Halls 1845

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Bishops Castle Sales
33B Church Street, Bishops Castle, Shropshire, SY9 5AD
E: bishopscastle@hallsgb.com

RICS Regulated by RICS

The Property Ombudsman

OnTheMarket.com

APPROVED CODE TRADINGSTANDARDS.UK

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FOR SALE

Offers in the region of £450,000

1 Salop Street, Bishops Castle, Shropshire, SY9 5BW

An imposing period town house which has characterful, well presented accommodation, offering 6 bedrooms, bathroom, shower room, large sitting room, dining room, kitchen, utility, WC, cellar and delightful rear gardens and patio and off road parking. All within a convenient central location within the older part of this historic town

FOR SALE

2 Reception Rooms | 6 Bedrooms | 1 Bathroom/1 Shower Room

- An imposing period town house
- Well proportioned and characterful accommodation
- 6 Bedrooms, bathroom, separate WC, utility
- Large sitting room, Dining room, kitchen
- Cellar, delightful rear gardens and patio
- Set within a convenient central town location

GENERAL REMARKS

This characterful sprawling town house occupies a central position in the town of Bishops Castle, adjacent to the historic market square. Probably dating back over 200 years, the house has a rich history with a splendid example of an inglenook fireplace and heavy beamed ceiling to the large and spacious sitting room. It is thought that it was previously a pub and a butchers shop which was handy, being adjacent to the Old Market Square where local farmers used to sell their livestock.

The accommodation has a secondary reception room leading past the utility and cloaks/WC to the kitchen with access to the large cellar and out to the rear hall and gardens. The house has been adapted with a lift between the ground and first floor which provides disabled access to the first floor bedrooms and bathroom with a shower room and a further two bedrooms to the top floor. Outside to the rear is a parking area and delightful courtyard style gardens, well stocked with plants, bushes and flowering plants together with a lawn and patio.

SITUATION

The house lies within the older part of the town, in the conservation area and within walking distance of all the local amenities and services including doctors and dental surgery, schools, shops, sports and theatre centre, parks and cafes. The town sits in a beautiful part of the South Shropshire countryside, a mecca for walkers and cyclists. The larger towns of Shrewsbury and Ludlow, are within comfortable driving distance and provide a comprehensive range of amenities and access to the national road and rail network.

ACCOMMODATION

Arranged over three floors with a cellar, the accommodation is approached off the protected Market Square by a timber entrance door into:

SITTING ROOM

Dominated by a large inglenook fireplace with deep hearth and the remains of the bread oven, heavy timber ceiling beams and joists, feature stone walling, suspended timber floor, windows to two elevations over the Market Square, radiator, large wall safe, section of stone flag floor and door into the:

DINING ROOM

With a laminated timber floor, window out to the front, exposed beams, radiator and access into the

INNER LOBBY

With recessed fireplace, laminate floor and access to the electric operated lift to the first floor, storage cupboard and

CLOAKROOM/WC

With laminated floor, wash basin and WC.

Off the inner hallway is a further part glazed door into the:

KITCHEN

With vinyl floor, windows to two elevations over the rear gardens, stainless steel sink unit, a range of fitted base and wall cupboards, space for domestic appliances, radiator, access to the cellar and door to:

REAR HALL

With part glazed door out to the rear gardens and yard and door to a pantry cupboard and a return door to the sitting room.

Off this room is an enclosed staircase which winds itself up to the First Floor Landing with fitted carpet, exposed feature wall and doors to:

BATHROOM

With a low flush WC, wash basin, panelled bath, separate shower cubicle with electric shower, Dimplex wall heater, radiator, airing cupboard with hot water cylinder and immersion heater, window to the rear and Jack and Jill access to:

BEDROOM 1

Which has the added benefit of the disabled lift, fitted carpet, fitted storage cupboard, radiator, secondary glazed window with views between the houses beyond the town to wooded hills and fields.

SHOWER ROOM

WC, wash basin and shower cubicle.

BEDROOM 2

With window to the side overlooking the Market Square and up towards the Castle Hotel, fitted carpet and radiator.

BEDROOM 3

With window overlooking the Market Square, fitted carpet and radiator.

MIDDLE BEDROOM 6

With secondary glazed window onto Salop Street, fitted carpet and radiator.

A staircase rises from the landing to the:

SECOND FLOOR

With access to:

BEDROOM 4

With Velux rooflights to each elevation, fitted carpet and window to the gable end with distant country views

BEDROOM 5

With exposed ceiling beams and dormer window out onto the Market Square, fitted carpet and access to roof space.

OUTSIDE

The property is approached off Market Square by a shared tarmacadem drive through a pair of white wooden gates to a further tarmac area to the rear of the house, past the oil storage tank and trellis fencing into the more private gardens with a courtyard effect surrounded by neighbouring dwellings. This area comprises edging borders, well stocked with shrubs, and bushes with a central lawned area, lean-to store and a paved pathway and terrace, ideal for Alfresco dining. Parking is through the wooden gates.

NOTE

A private pedestrian right of way exists over the rear gardens in favour of three adjacent properties. Additional informal parking has been on the Market Square by custom.

SERVICES

Mains water, electricity and drainage are connected. Oil central heating. NOTE: None of the services or installations have been tested by the Agents.

COUNCIL TAX

Band D - Shropshire Council

VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone: 01588 638755.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.