



# CROESO

PENNANHEATH | COLEBATCH | BISHOPS CASTLE | SY9 5LW





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Bishops Castle 1.3 | Shrewsbury 22.1 miles  
(all mileages are approximate)

A BEAUTIFULLY SITUATED AND MUCH IMPROVED DETACHED  
BUNGALOW STANDING IN 2.5 ACRES OF GARDENS, PASTURLAND AND  
CIDER ORCHARD, WITH EXTRAORDINARY VIEWS.

A beautifully situated small holding with around 2.5 acres of land

A detached, improved and well maintained bungalow

Glorious open plan kitchen/dining and living space with views

Calming informal gardens, lush pastureland with useful outbuildings and healthy cider orchard with over 160 trees

Available separately, an adjoining 2 storey barn with balcony



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Viewing is strictly by appointment with the selling agents

## DIRECTIONS

What3words: ///puppy.active.minimums

From Bishops Castle, proceed south on the A488 towards Clun. After 1 mile, in the centre of Colebatch, turn right immediately after Colebatch Farm for Cefn Einion. Proceed another half mile taking the first metalled road on the right signposted for Mellington Nurseries. Continue up this narrow lane up the bank, past the nursery to the top of the hill and Croeso is found on the right.

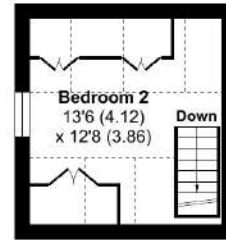
## SITUATION

A notable feature of the property is its exceptionally peaceful and private location, elevated above the surrounding landscape with uninterrupted views across a patchwork of pastureland towards Bishops Castle. The area is widely regarded as a mecca for walkers and cyclists, offering immediate access to outstanding countryside. Bishops Castle offers an excellent range of local amenities and services. The larger towns of Shrewsbury and Ludlow are both within comfortable driving distance and have access to the national road and railway network.

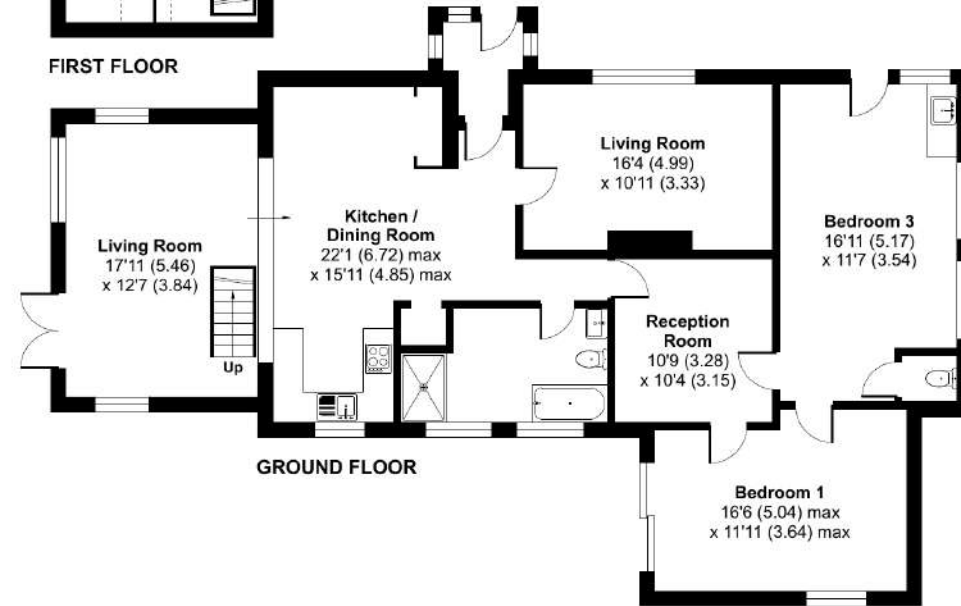
## PROPERTY

A beautifully situated and much-improved detached bungalow, occupying an enviable elevated position within approximately 2.5 acres of productive pastureland, and commanding extraordinary panoramic views across the rolling South Shropshire countryside and the historic market town of Bishops Castle.

The property is subject to an Agricultural Occupancy Condition and offers flexible, well-presented accommodation, thoughtfully arranged to take full advantage of its exceptional setting. At the heart of the home is a truly outstanding open-plan kitchen, dining and living space, featuring partially exposed wood flooring and ceiling beams, a characterful Rayburn



FIRST FLOOR



GROUND FLOOR

Approximate Area = 1464 sq ft / 136 sq m  
Limited Use Area (s) = 106 sq ft / 9.8 sq m  
Total = 1570 sq ft / 145.8 sq m

For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1451084



range, wood-burning stove and wide-reaching countryside views. A contemporary kitchen complements the space, with open-tread stairs rising to an attic area currently used as an occasional bedroom.

The ground-floor accommodation is serviced by an attractive bathroom with both walk-in shower and bath, together with a separate guest WC. The principal bedroom enjoys sliding doors opening directly onto

the gardens and land, perfectly framing the stunning rural outlook. In addition, there are three further versatile rooms, presently used as reception spaces but equally suitable as additional bedrooms, home working or hobby areas.

A notable feature of the property is its exceptionally peaceful and private location, elevated above the surrounding landscape with uninterrupted views across a patchwork quilt of fields, Bishops Castle and



beyond to the famous Longmynd. The area is widely regarded as a mecca for walkers and cyclists, offering immediate access to outstanding countryside.

The gardens and land extend to approximately 2.5 acres, gently sloping to the north-east and largely level, with informal, calming gardens that blend seamlessly into the fertile and productive pasture. The property is further complemented by a range of useful timber-clad stores and a garage, all conveniently positioned near the bungalow.

A rare opportunity to acquire a rural home of character and flexibility, combining privacy, land and some of the finest views in South Shropshire.

### OPTION TO PURCHASE

Available as an additional purchase option is a large detached two storey timber framed and clad pole barn, which has been very well maintained and improved, insulated and watertight and stands in good sized adjoining grounds with its own separate road access. Over its two floors the approximate area is over 1400 sq ft excluding the staged first floor balcony which enjoys spectacular views. The building is available separately with an expected price of £90,000.

## GENERAL REMARKS

### AGRICULTURAL TIE

The property is subject to an Agricultural Occupancy Condition, meaning occupation is restricted to persons employed, or last employed, in agriculture or a related rural industry, such as Forestry, Horticulture, Nurseries etc, together with their dependants. This requirement helps ensure the property continues to serve the local rural community. Interested purchasers are advised to satisfy themselves that they meet the eligibility criteria prior to making an offer.

### 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 electricity is understood to be connected. A private water supply is installed, together with a private drainage system. Heating is an oil Rayburn and wood burning 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.



