



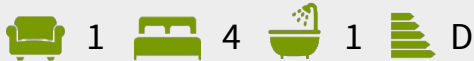
## 5 BELLS COURT

BISHOPS CASTLE | SHROPSHIRE | SY9 5BJ



A most individual architect designed detached home which offers characterful and contemporary accommodation of up to 4 bedrooms, (optional sitting room), living room, kitchen/diner, utility and bathroom. Timber framed and energy efficient, it sits in a select development of five dwellings with its own private garden and off road parking in the lower reaches of this historic market town of beautiful South Shropshire.

**Offers in the region of £360,000**



- Timber framed and energy efficient
- Unique turret design
- 4 Bedrooms (or optional sitting room)
- Private mature garden, patio, off road parking
- Part of a small select development
- Close to amenities

## GENERAL REMARKS

This beautifully designed house has some quite unique features with circular turret style sections over three floors with 360 degree windows at the top floor, enjoying views to the church and countryside beyond the town. Built in 2003, the house forms part of an individual development of just five homes. It has a timber frame construction, using traditional building practices and high environmental standards, ensuring the house is energy efficient. Triple glazed, south facing windows overlook the private patio and gardens which then wrap around three sides of the house with a shared cobbled path at the far side which runs between two neighbours.

Its individual accommodation comprises up to four bedrooms with the middle or top circular room offering itself as a secondary living space to the ground floor living room. The kitchen/diner is a practical space and similar to the living room, has French windows out to the gardens. A stylish bathroom on the middle floor is supplemented by the utility with WC on the ground floor with entrance hall completing the internal accommodation.

Outside, the development has access from Kerry Lane to a private parking space and shared path with steps to the covered side entrance and the well screened patio and lawn gardens which lie to the west, south and east of the house.

The sale of 5 Bells Court presents a rare opportunity to live in a uniquely designed yet practical modern home and merits closer inspection.



## SITUATION

The house is set in the lower reaches of this ancient market town, close to the church and the iconic Six Bells and a short walk from all amenities including schools, shops, pubs, doctors and dental surgery. The town is famous for its position within the glorious South Shropshire countryside, whilst still within comfortable driving distance of the larger towns of Ludlow and Shrewsbury.

## ACCOMMODATION

This fascinating house is approached by foot from the parking space to the side entrance door into:

### ENTRANCE HALL

With semi-circular staircase that leads to the first floor. Power points, door to cloakroom/WC and door to kitchen/dining room. Quarry tiled floor, smoke alarm, thermostat, two pendant light points and exposed timber framing

### UTILITY/CLOAKROOM

With low flush WC, vanity wash basin, opaque triple glazed window, power points, space and outlet for a tumble dryer and quarry tiled floor.

### KITCHEN/DINING ROOM

17'5" x 8'5" (5.31m x 2.57m)

With base and eye level units, Belfast sink, hob and oven, triple glazed windows to two elevations and tiled floor. Dining area has triple glazed patio door and windows out onto the patio and overlook the gardens.

### CIRCULAR SITTING ROOM

14'4" x 14'4" (4.37m x 4.37m)

With tiled floor with underfloor heating, triple glazed patio doors which open out onto the terrace and overlook the gardens. T.V. and telephone point. The curved timber stairs lead up to the:

### GALLERIED LANDING

With double glazed roof light offering views beyond the town towards Oakley Mynd with traditionally boarded floors and doors to:



### BEDROOM 1

14'4" x 14'4" (4.37m x 4.37m)

With fitted carpet, power points, TV and telephone point. The large triple glazed south facing windows overlook the front gardens.

### BEDROOM 2

17'5" x 9'9" (5.31m x 2.97m)

With boarded floors and triple glazed windows to two elevations. Curved wall, power points, wall lights, TV and telephone point and radiator.

### BEDROOM 3

12'1" x 11'5" (3.68m x 3.48m)

With traditional boarded floor, triple glazed windows to two elevations, part curved wall, power points, TV and telephone point, wall lights and radiator.

### BATHROOM

With boarded floor, tiled walls, corner bath with shower over, white pedestal wash basin, radiator and triple glazed opaque window.

### BEDROOM 4

14'1" x 10'10" (4.29m x 3.30m)

With power points, TV and telephone point. 360 degree eye level triple glazed windows with some views beyond the town towards Oakley Mynd and overlooking the church.

### OUTSIDE

The property stands in its own modest gardens with a variety of shrubby plants and lawned areas together with a mature Beech hedge. Adjacent to two sets of patio doors is the sun terrace with steps down to the dedicated parking area.

### SERVICES

Mains water, electricity and drainage are connected. A metered propane gas central heating system is installed. Underfloor ground floor heating, and radiators to first and second floor. Triple glazed windows.

Note: none of the services nor installations have been tested by the agents.



### COUNCIL TAX

Shropshire Council - Band E

### VIEWING

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

### DIRECTIONS

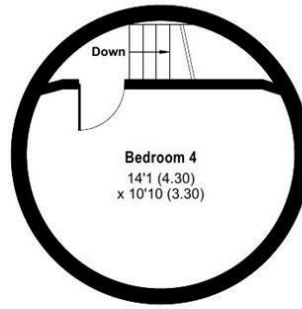
From Halls office proceed down the street to the church and turn right into Kerry Lane at the Six Bells, after 60 yards the small development is set back over a brook on the right hand side.

### MONEY LAUNDERING REGULATIONS (AML) CHECKS

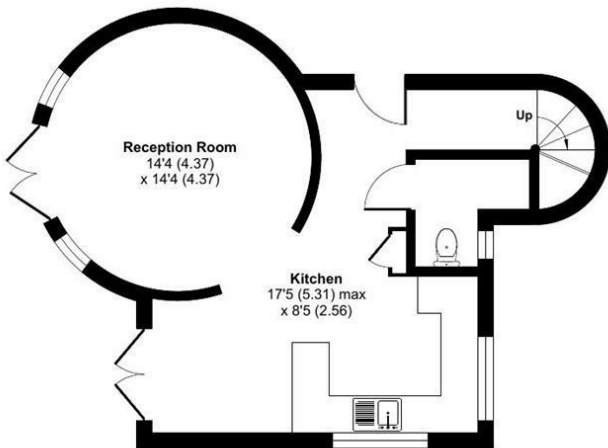
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach 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.

Approximate Area = 1193 sq ft / 110.8 sq m

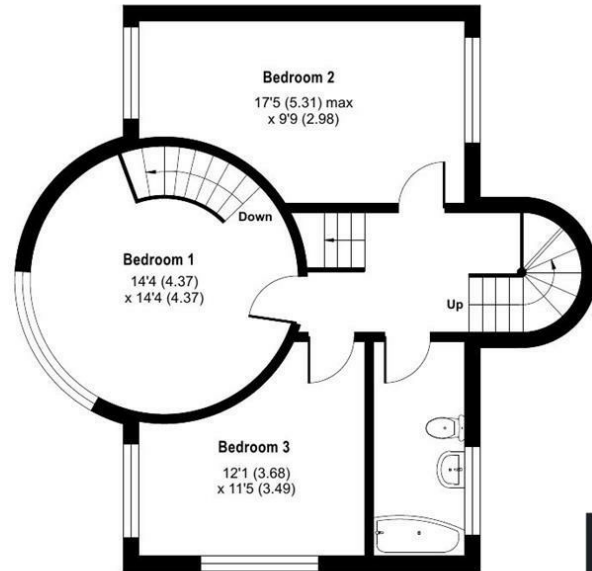
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Halls. REF: 1303891

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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**Do you require a mortgage/financial advice?** We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

**Do you require a surveyor?** We can recommend an independent chartered surveyor. Details can be provided upon request.

**Do you require a solicitor?** We can recommend reputable local solicitors. Details can be provided upon request.



## BISHOPS CASTLE SALES

33B Church Street | Bishops Castle | Shropshire | SY9 5AD

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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.