





8 Welsh Street, Bishops Castle, SY9 5BT
Offers In The Region Of £225,000

8 Welsh Street is a Grade II listed terraced house, with origins dating back to the 17th Century, located centrally to the historic market town of Bishops Castle. The property has existed in many forms, including a shop, but has been tastefully converted into an attractive house set over three floors and exhibits all the features you would expect of this age, including flagstone floors and exposed beams. The property is available with NO UPWARD CHAIN.



Sitting Room

15'5" x 12'4" (4.70m x 3.76m)

Original flagstone flooring, front aspect single glazed window with timber window seat, Large fireplace with flagstone hearth, timber mantle and inset solid fuel burning stove, built-in timber storage and shelving, exposed beams, trusses and door lintels, original oak staircase and a radiator.

Dining Room

6'7" x 7'7" (2.01m x 2.31m)

Continued flagstone flooring, large front aspect single-glazed window with timber window seat and storage, small rear aspect single-glazed window, built-in timber storage, exposed beams and trusses, one radiator.

Kitchen/Breakfast Room

11'2" x 15'5" (3.41m x 4.70m)

This later extension has a flagstone floor, two rear aspect single-glazed windows, a single glazed rear timber door, built-in base and wall units including a 1.5 bowl resin sink with drainer and stainless steel mixer tap, a ground level Worcester oil fired boiler, one radiator.

Original Oak Staircase To First Floor**Landing/Office Space**

15'5" max x 10'3" max (4.70m max x 3.13m max)

Carpet flooring, built-in cupboard, front aspect single-glazed window, exposed beams and trusses, one radiator.

Bedroom One

15'5" x 9'7" (4.70m x 2.93m)

Carpet flooring, front aspect single-glazed window, fireplace with original cast-iron covering, exposed timber beams, one radiator.

Bathroom

Original timber floor, timber door with attractive stained glass fanlight over, rear aspect single-glazed window, Free standing bath, wall-mounted wash hand basin, WC, painted metal heated towel rail.

Original Oak Staircase To Second Floor**Landing/Bedroom Three**

6'6" x 10'3" (2.00m x 3.14m)

Original timber floor, rear aspect single glazed dormer window, exposed purlins and trusses, restricted head height in areas.

Bedroom Two

6'6" x 9'6" (2.00m x 2.92m)

Original timber floor, rear aspect single glazed dormer window, exposed purlins and trusses, original fireplace with cast-iron guard, restricted head height in areas.

Outside

To the rear of the property a small patio area allows access to a tiered garden, with a gravelled seating area to the middle and an area at the top of the garden that could be further developed for parking. The rear of the garden allows direct access to the Castle Hotel, an excellent place to enjoy a sun-drenched drink in the summer months.

Location

Bishops Castle is a historic Medieval market town nestled in the Shropshire countryside that retains a significant amount of its charm and character thanks to the locations 'Area of Outstanding Natural Beauty' status. With the remains of a 1085 Norman motte and bailey castle at its heart, the town enjoys a number of yearly festivals, as well as an impressive public house per square mile ratio. there is a wealth of boutique amenities and a local cooperative supermarket. Despite the towns stunning rural location a number of excellent towns are situated within a 20 mile radius including, Shrewsbury, Ludlow, Church Stretton and Welshpool.

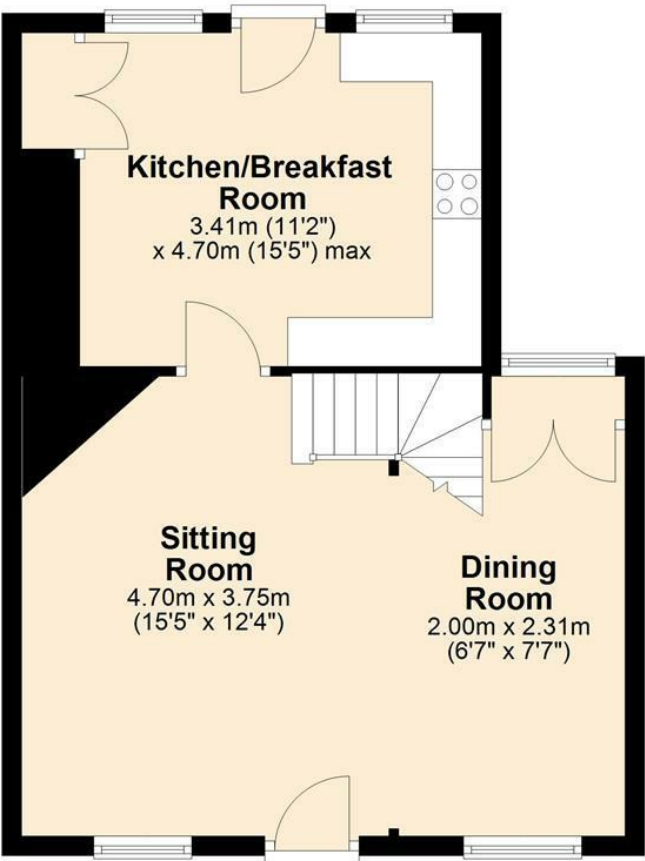
Services

Oil-fired central heating
Mains electricity
Mains drainage
Mains water

Floor Plan
(not to scale - for identification purposes only)

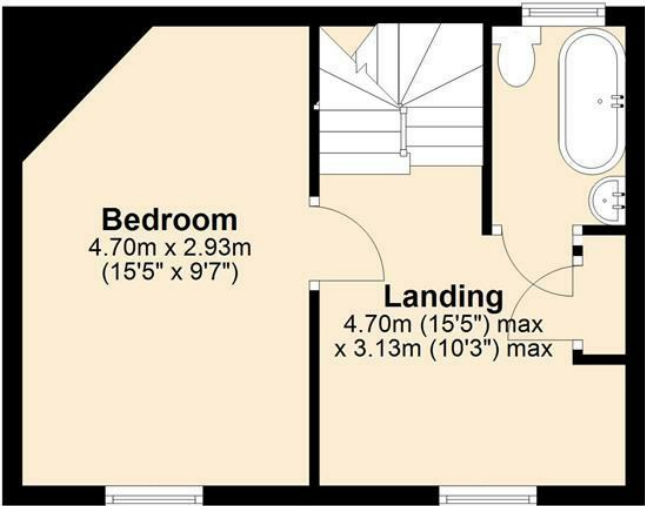
Ground Floor

Approx. 45.4 sq. metres (489.1 sq. feet)



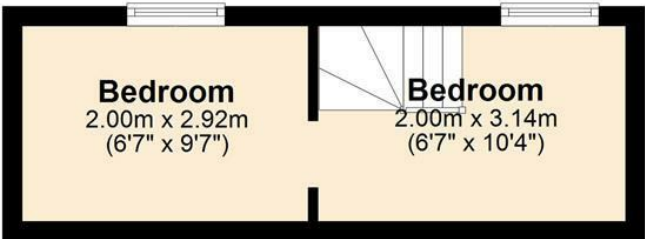
First Floor

Approx. 29.0 sq. metres (311.7 sq. feet)



Second Floor

Approx. 12.3 sq. metres (132.5 sq. feet)



Total area: approx. 86.7 sq. metres (933.3 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com.
Direct Dial 07973 205 007
Plan produced using PlanUp.

General Services:

Local Authority: Shropshire County Council

Council Tax Band: C

EPC Rating:

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

If travelling from Shrewsbury, via the B4383, take the righthand turn onto Schoolhouse lane (B4383) and continue, taking the second righthand turn onto Salop St.

Take the next left onto Market Square and take the righthand fork in the road, continuing on Market Square.

At the next fork in the road take the righthand turn and the road continues into Welsh Street, where the property is on your right.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Shrewsbury Office:

165 Frankwell, Shrewsbury, Shropshire, SY3 8LG

shrewsbury@rogerparry.net

01743 343343



Important Notice: 1. 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. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.