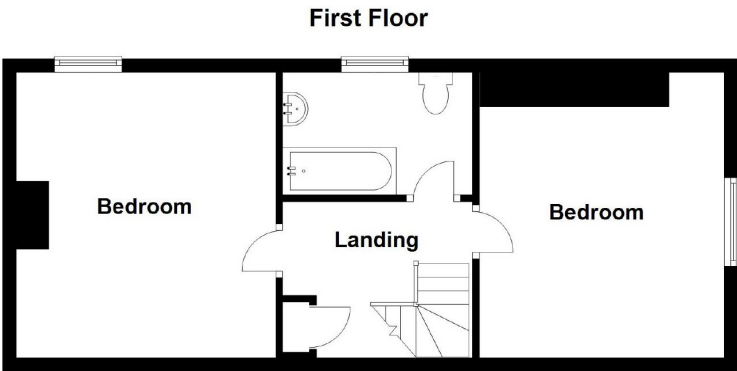
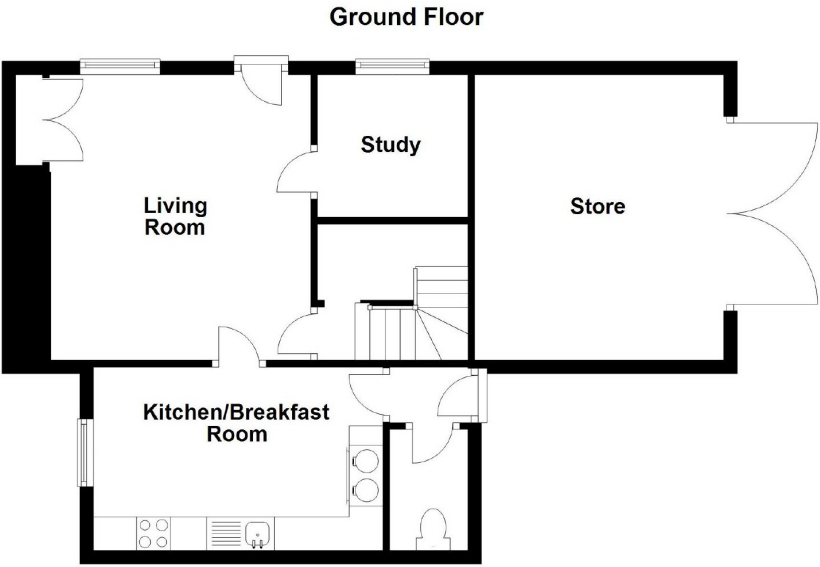


FOR SALE

17 Colebatch, Bishops Castle, Shropshire, SY9 5JX



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



FOR SALE

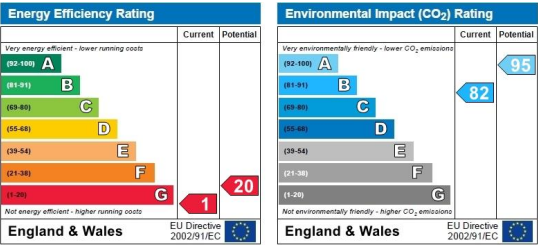
Offers in the region of £300,000

17 Colebatch,
Bishops Castle, Shropshire, SY9 5JX

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 Ratings



Halls 1845

01588 638 755

Bishops Castle office:
43 Church Street, Bishops Castle, Shropshire, SY9 5AD
E. bishopscastle@halls.gb.com



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Shrewsbury (22 miles), Ludlow (19 miles)
(All distances approximate)



1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



- A detached traditional cottage
- Requiring complete renovation and modernisation
- In quiet village setting
- 2 bedrooms, bathroom, pantry
- Kitchen, Living room, store room
- Parking and 0.25 acre of gardens and outbuildings

GENERAL REMARKS

17 Colebatch is a traditional detached cottage which is set in the attractive and peaceful hamlet of the same name. The building now requires a comprehensive scheme of refurbishment and renovation which may also include extension of the accommodation subject to necessary consents.

It currently provides 2 bedrooms and bathroom to the first floor with a kitchen, living room, pantry and WC to the ground floor together with an integral store room accessed externally. It sits in a sizeable plot with enclosed gardens to front and rear and a collection of smaller timber and galvanised iron storage sheds, all of which require work.

The sale provides an excellent opportunity to acquire an accessible country property which can be altered to ones personal tastes.

LOCATION

It sits in the attractive village of Colebatch, just a mile from the vibrant market town of Bishops Castle which offers an eclectic mix of shops, businesses and pubs together with schools,

churches, doctor and dental surgery and other facilities. The outlying areas are officially classed as being of outstanding natural beauty and the larger towns of Shrewsbury (22 miles) and Ludlow (19 miles) are within comfortable driving distance and offer a greater range of services and access to the national rail and motoring network.

ACCOMMODATION

Arranged over two storeys with external areas to the store room, integral to the cottage, the accommodation comprises:

REAR ENTRANCE PORCH

With downstairs WC and into the:

KITCHEN

14'1" x 9'6" (4.3m x 2.9m)
Stainless steel sink unit, solid fuel Rayburn range, work tops, cupboards, windows to rear gardens, strip lighting and door into the:

LIVING ROOM

12'2" x 14'5" (3.7m x 4.4m)
Old cast iron grate into a fireplace with wooden surround, double glazed window to front, exposed beams and ceiling joists, front door, radiator

PANTRY

6'7" x 6'11" (2m x 2.1m)
Stainless steel sink unit and window to the front

A doorway from the living room to the enclosed staircase with storage to one side. The staircase

rises to the First Floor Landing with airing cupboard with water tank and doors to:

BATHROOM

Panelled bath, wash basin, WC.

BEDROOM 1

13'1" x 13'1" (4m x 4m)
Radiator, window to front, Victorian style fireplace.

BEDROOM 2

12'2" x 14'1" (3.7m x 4.3m)
Exposed floor boards, ceiling beam and radiator.
Integral to the dwelling and accessed externally is a

STORE ROOM

12'2" x 14'1" (3.7m x 4.3m)
Which lies below the second bedroom.

OUTSIDE

Approached through a metal gate onto a tarmac driveway and parking area at the side and rear. Gardens are lawned to the back of the house with a hedge boundary, whilst to the front, gardens have a central path to the road, with mature hedging and floral and shrubbery borders and garden which requires further cultivation.

To the rear and side are numerous outbuildings comprising timber and galvanised sheds, open fronted implement building and former sheep barn.

SERVICES

We understand mains water and electricity are connected. Private drainage. There is no central heating. An older solid fuel Rayburn sits in the kitchen.

Please note: None of the services or installations have been tested by the clients.

COUNCIL TAX

Band C. Shropshire Council.

VIEWING

Strictly through the Agents: Halls, 43 Church Street, Bishops Castle, SY9 5DA. Telephone: 01588 638755.

DIRECTIONS

From Bishops Castle proceed south on the A488 towards Clun. After about 1 mile, enter Colebatch and the property is found in the centre on the left hand side next to a small stream.

MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.