



SAMUEL WOOD



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35 The Wintles, Bishops Castle, SY9 5ES

Price Guide £450,000



# 35 The Wintles

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- Attractive Detached House
- Extremely Well Presented
- Living Room & Sun Space
- 2 Bathrooms
- Energy Efficient / Environmentally Friendly
- Off Street Parking & Carport
- Kitchen / Diner
- 3 Bedrooms

Samuel Wood are excited to market this bespoke custom built property on a unique community of eco homes, sitting on the edge of the sought after market town of Bishop's Castle. Located amongst the rolling hills of Shropshire, not far from the Welsh Borders, Bishops Castle offers peace and beauty, fresh air, big skies and wonderful views as well as amenities to include a primary and secondary school, medical practice, dental surgery, cafés, a variety of independent shops, several well respected public houses and a choice of eateries.

With the countryside on your doorstep, The Wintles is a consciously 'green' community of 40 houses set in the back-drop of rolling farmland, still only 20 miles from the hustle and bustle of Shrewsbury in the North and Ludlow to the South. The estate itself is idiosyncratic, with a variety of formal gardens, winding footpaths, shrubberies and ornamental tree planting. Having a wonderful wildflower area, grassy roadside verges, meadows, orchards, wildlife ponds and access to a hillside area of meadow and woodland with a high view point where you can sit and enjoy the Shropshire views.

The Wintles environmental credentials include excellent levels of insulation and conscientious construction methods and materials, this is a rare opportunity to purchase a unique property in an exclusive location. Viewing is highly recommended, EPC 'C'.



Presented to an extremely high standard, the accommodation briefly comprises of Entrance Hallway, downstairs Bathroom, Living Room, Kitchen / Diner, Sun Space, Bathroom and 3 Bedrooms.

## Entrance

Step through a wooden front door with circular window under a charming oak frame porch canopy into

## Reception Hallway

An impressive solid wooden staircase rises to the first floor with a stylish mezzanine landing above. A door leads to

## Bathroom 6'2" x 5'10" (1.88 x 1.79)

Having a suite in white consisting of a wall mounted semi pedestal wash hand basin, curved corner shower bath with curved screen and W.C. With tiled flooring, white tiled splash areas with decorative strip and decorative tiles interspersed. A double glazed window over side aspect, fitted bathroom wall light and heated towel rail.

## Living Room 18'11" x 11'3" (5.77 x 3.43)

Accessed from the entrance hall, this comfortable and spacious living room is full of light, having three double glazed windows over front and side aspects. Wooden flooring with underfloor heating continues throughout the ground floor, with an attractive fireplace with wooden mantle and Esse wood burning stove on flagstone hearth. The living room benefits from a good sized storage cupboard, ceiling spotlights and an opening to the



### **Kitchen / Diner 18'5" x 12'4" (5.63 x 3.78)**

This open plan Kitchen / Diner has space for a table and chairs with wooden flooring and a window over rear decking area. The well fitted kitchen has shaker style fronted base and wall units and a range of built-in appliances including fridge, freezer, dish washer and NEFF oven. The heat resistant worktops are inset with a NEFF gas hob with extractor unit over and stainless steel bowl and a half sink with mixer tap. Having tiled flooring, recessed lighting to underside of wall units, tiled splashback areas, window over side aspect and a large pantry cupboard. From the dining area, French doors lead to

### **Sun Space 13'4" x 6'2" (4.08 x 1.88)**

Ideal for socialising and reading with picture windows overlooking the rear aspect and French doors leading to the decking area and garden.

### **Utility Room 8'7" x 5'6" (2.62 x 1.68)**

With provision for washing machine and dryer together with sink unit, tiled flooring, window to rear aspect and wooden door to the decking area and garden.

### **Storage Room**

Accessed from outside of the rear of the property, housing the boiler with further space for storage.

### **Study / Studio / Bedroom 3 12'10" x 9'11" (3.93 x 3.04)**

Currently in use as a studio, with alternative use as a desirable bedroom with wooden flooring and French doors to the side garden and a useful storage cupboard.

### **First Floor**

From the front entrance hall, stairs ascend to the first floor and a lovely mezzanine with wooden bannister hand rail and metal spindles. The wooden flooring continues through the first floor accommodation. From the mezzanine landing, an integral door leads to

### **First Floor Bathroom 9'4" x 6'2" (2.86 x 1.89)**

The upstairs bathroom has a suite in white consisting of a bath, wall mounted semi pedestal wash hand basin, W.C., shower enclosure with shower inset, tiled floor, heated towel rail and opaque window.

### **Master Bedroom 15'8" x 12'7" (4.79 x 3.85)**

A lovely room with full height picture windows overlooking the rear, with ceiling spotlights and wooden flooring, 2 cupboards provide useful storage areas into the eves.

### **Bedroom 2 11'10" x 11'3" (3.62 x 3.43)**

A feature ceiling window with 2 further windows providing an abundance of natural light and overlooking the delightful front and side aspects. Having wooden flooring and a useful storage area into the eves.

### **Gardens and Grounds**

No. 35 The Wintles occupies a fabulous 'tucked away' position from the road through the estate. Access is given to the front, through a car port forming gravelled hardstanding for cars and access to the storage area above the car port itself. The front garden has sections of shrub-lined pathways and an array of traditional and mature plantings, a pathway leads to:

### **Enclosed Rear Garden**

Herbaceous raised borders flank a paved and gravelled walkway leading to the rear of the property with further shrubbery's and plantings. A lovely natural decking area to the rear offers space for seating and onward pathway leading to the formal patio area with space for a table and chairs.





## Directions

Travelling on the A488 to Bishops Castle, turn onto Schoolhouse Lane. Stay on Schoolhouse Lane until you reach a right turn onto Bull Lane and follow the road until it bears right, turn left at the corner onto Castle Street, head to the end of the road before turning right onto Welsh Street. After 100m you will find the entrance to The Wintles on your right hand side. Upon entering The Wintles, stay right until you reach a carport, head through the carport to the entrance of no. 35.

## Services at the property

We understand that the property has gas heating, mains electricity, mains water and mains drainage. There is under-floor heating to the ground floor including downstairs bathroom. Telephone and Broadband to BT regulations, high-performance draught-proof glazing and heat exchange units to further reduce energy use. A central vacuuming unit installed can also benefit allergy sufferers.

## Viewings

Contact the Craven Arms Office on Tel: 01588 672728, or Ludlow Office on Tel: 01584 875207

## Out of Hours Enquiries

Please phone Andy Price on: 07942 186235 | Email: andy@samuelwood.co.uk

## Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: D

## Tenure

We understand the tenure is Freehold.

## Mortgage Services

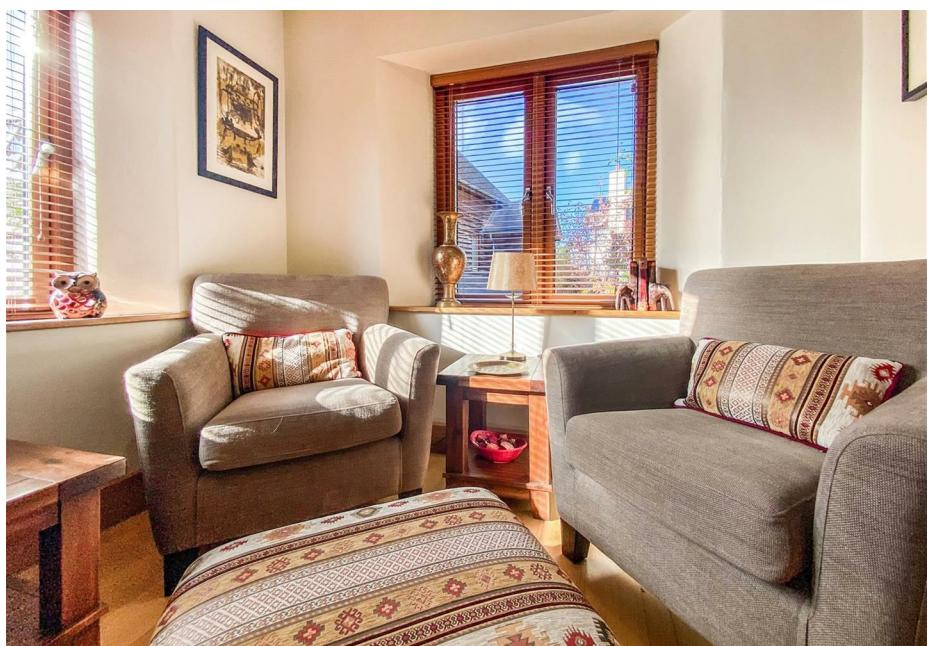
We offer a no obligation mortgage service through Q Financial Services, please ask a member of our team for further details.

## Referral Fees

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

## Agents Note

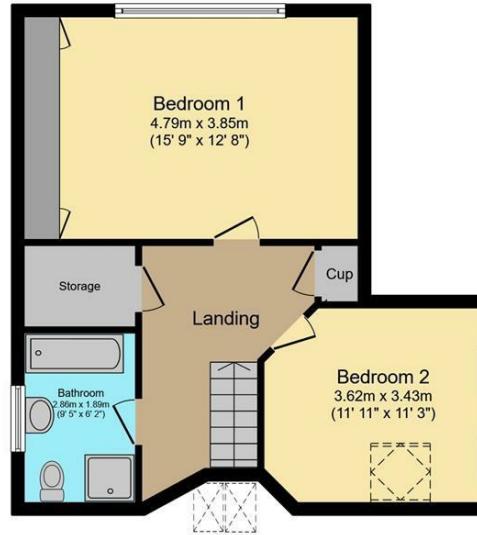
We are advised of a monthly service charge of £55.00 which covers all the landscaping and maintenance work within the estate.







## Floor Plans



Total floor area 146.1 sq.m. (1,572 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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