



Llanserth, Bishops Castle, Shropshire

For the finer things in property.

**STRUTT
& PARKER**

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Llanserth

2 Kerry Lane

Bishops Castle

Shropshire SY9 5AU

One of the best houses in this wonderful market town

Ludlow 20 miles, Shrewsbury 22 miles,
Worcester 50 miles, Birmingham 62 mile

Open plan kitchen/dining room | Drawing room
Sitting room | Basement office/workshop
Cloakroom | Utility | 5 Bedrooms | 2 bathrooms
Landscaped gardens | Summer House
Outbuildings | Barn with workshop and studio
Snooker room | 1 Bedroom self contained flat

The property Llanserth is substantial stone built house with pleasing proportions to the architecture. The property has been a very happy family home, which is palpable when walking through it. The current owners have created a wonderful home, full of charm and character, with an incredibly welcoming feel and excellent accommodation arranged over three floors.

The flow of the main house is easy. As with most houses, the back door becomes the day to day access, opening into a utility with a separate downstairs loo. Through into the heart of the home; an open plan kitchen and dining room which then connects easily to the adjacent drawing room. A central hallway is off the front door which gives access to the basement workshop, drawing room and sitting room. Stairs rise to the 1st floor landing, off which is the main bedroom, with good dimensions and a generous en suite with enormous bath and a separate shower. Another good bedroom across the landing completes the floor. The stairs continue and turn to a half landing off which is the family shower room, before opening to the second floor, and another large landing and three further double bedrooms, all of a good size.

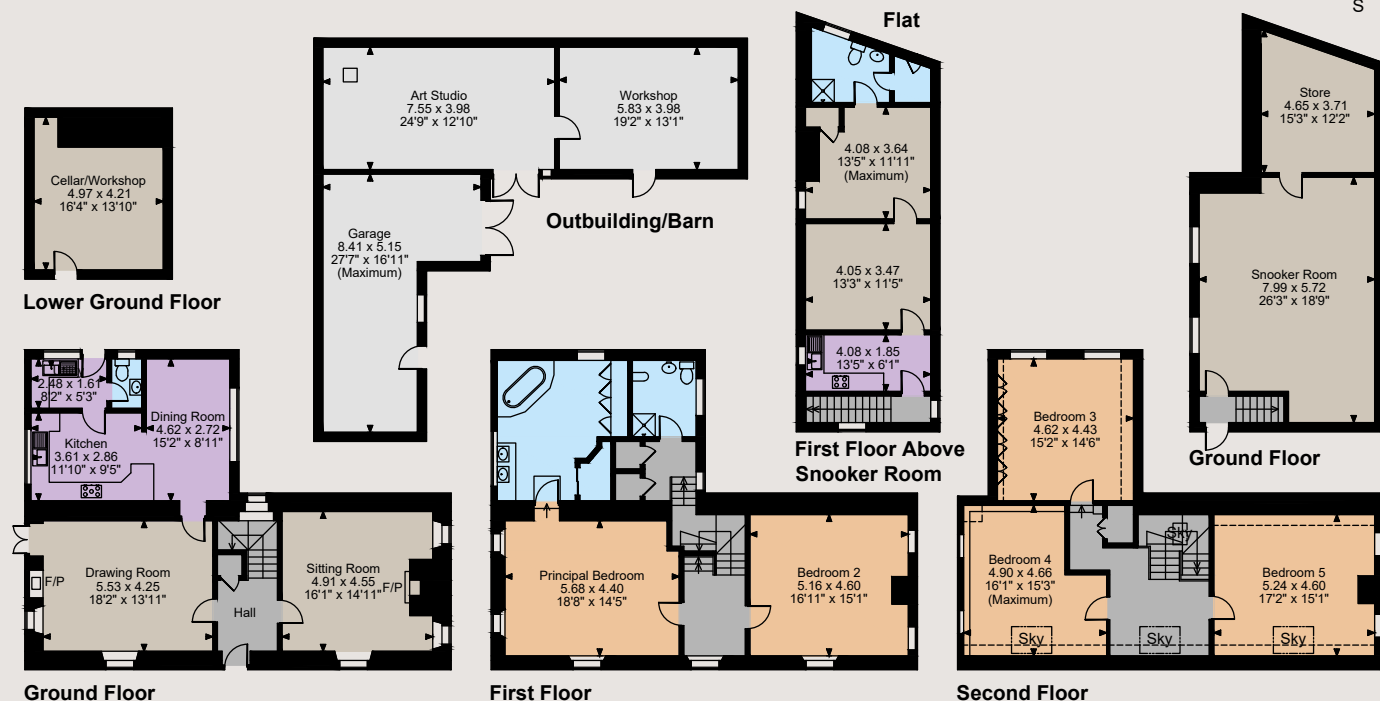
Outside The property is close to this vibrant market town, yet is in a private position. There is a large parking area, easily taking 4-5 cars. The range of outbuildings encircle the parking area creating a courtyard feel. The larger stone building has a full sized snooker table in the ground floor room, with a stairs to the 1st floor flat which has a sitting room, kitchen, bathroom and bedroom. This makes superb overflow accommodation and or potential for income (subject to any necessary consents). A timber barn has a large workshop and studio with log burner. An adjoining stone outbuilding has a garage and a store room. The gardens are wonderful, and have been lovingly created over the years. Mature borders and trees surround a well-kept lawn, and a summer house enjoys a slightly elevated spot.

Location The colourful market town of Bishops Castle is situated within The Shropshire Hills; an Area of Outstanding Natural Beauty (AONB) offering excellent cycling and walking. The town boasts an eclectic range of independent shops, pubs, artisan breweries, health centres and facilities such as leisure centre, library, arts cinema and theatre. Shrewsbury and Ludlow are within comfortable driving distance. The nearest train station (11 miles) is on the main line Cardiff to Manchester with connection to London and Birmingham. Regular bus services to Shrewsbury and Foodie Ludlow gives further flexibility. Bishops Castle itself offers an Ofsted Good state primary and secondary education. Private schools Shrewsbury School, Lucton and Moor Park are well regarded.





Llanserth, 2 Kerry Lane, Bishops Castle
Main House 2926 sqft (272 sqm)
Garage internal area 342 sqft (32 sqm)
Outbuilding/Barn internal area 580 sq ft (54 sqm)
Annexe internal area 522 sq ft (48 sqm)
Snooker Room and Store internal area 647 sq ft (60 sqm)
Total 5017 sq ft (466 sqm)



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

WHAT3WORDS///indicates.cooking.feel will direct to the private driveway

General

Local Authority: Shropshire Council

Services: Mains electricity, water and drainage. Oil fired central heating.

Council Tax: Band F

Separate Coach House Band A

Fixtures and Fittings: Only items known as fixtures and fittings are included in the sale. Other items may be available by separate negotiation.

Mobile Coverage/Broadband: Superfast broadband is available and mobile coverage from the major providers.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold

EPC: TBC

Guide Price: £795,000

Shropshire

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Over 50 offices across England and Scotland, including Prime Central London



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