

Windmill Cottage  
Montgomery Road, Bishops Castle, Shropshire



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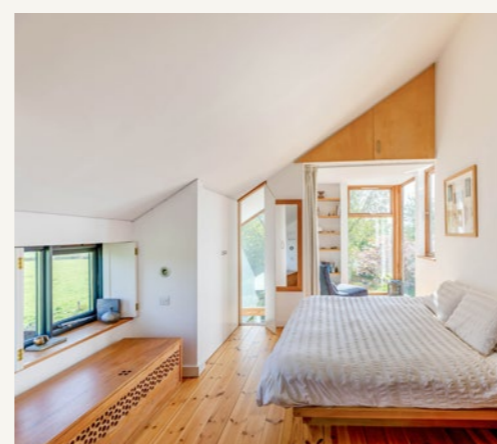
A charming period cottage seamlessly blended with a striking contemporary extension, offering picturesque views across the beautiful Shropshire countryside in a sought-after edge-of-town position.

Windmill Cottage is a beautifully presented, light-filled home offering a thoughtful blend of character and modern living. The house sits in just over half an acre of beautiful gardens with staggering 360° views of the Shropshire Hills, an Area of Outstanding Natural Beauty.

The ground floor accommodation flows from a welcoming porch into the snug. Both the snug and sitting room feature characterful fireplaces with wood-burning stoves and exposed timber beams. In contrast, the large kitchen/dining room forms the social heart of the home. This expansive space features terracotta tiled flooring with underfloor heating, contemporary cabinetry with a central island, and high-quality integrated appliances. Large floor-to-ceiling windows and glazed doors flood the room with natural light and provide a seamless connection to the gardens. A recently modernised shower room completes the ground floor.

On the first floor, the accommodation is equally impressive. The principal bedroom suite is a particular highlight, featuring an en suite bathroom and a delightful dedicated seating area with large glass windows to maximise the rural views. There are two further well-proportioned bedrooms with great countryside views. Most rooms have bespoke wooden shutters and cast iron radiators.

Outside, the wrap-around gardens are a haven for wildlife with large pond, wildflower borders and over 20 tree species. A gravel driveway provides ample parking and leads to a substantial oak framed garage housing a wood pellet boiler. Also included are four storage sheds and a charming timber-clad summer room with an en suite shower room, ideal for use as a home office or guest studio. An attractive pergola laid with Yorkshire flagstones enjoys the spectacular scenery of the rolling Shropshire Hills.



#### Location

The property is situated on Montgomery Road, on the edge of the historic market town of Bishop's Castle, surrounded by the unspoilt countryside of south-west Shropshire. The town offers a good range of everyday amenities, including independent shops, cafés, traditional pubs, a weekly market and a supermarket, along with both primary and secondary schooling. A wider selection of shopping, leisure and cultural facilities can be found in Shrewsbury and Ludlow, both of which are within comfortable driving distance and renowned for their historic character and excellent dining.

The area is well served by a number of respected independent schools, including Moor Park School and Shrewsbury School. For transport, the A488 provides access to the wider road network, while rail services are available from Craven Arms railway station and Shrewsbury railway station, offering connections to regional centres and onward links to London.

Postcode region: SY9

#### General

Local Authority: Shropshire Council  
 Services: Mains electricity and water. Biomass pellet boiler central heating. Solar panels. Private drainage to water treatment plant installed in 2022.

Council Tax: Band C

EPC Rating: Rating D

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

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

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**1,698 sq ft (158 sq m)**

**2 reception rooms**

**3 bedrooms**

**3 bathrooms**

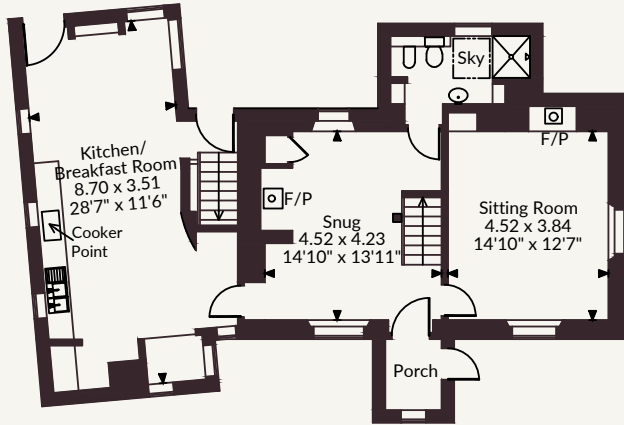
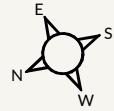
**Garage**

**Freehold**

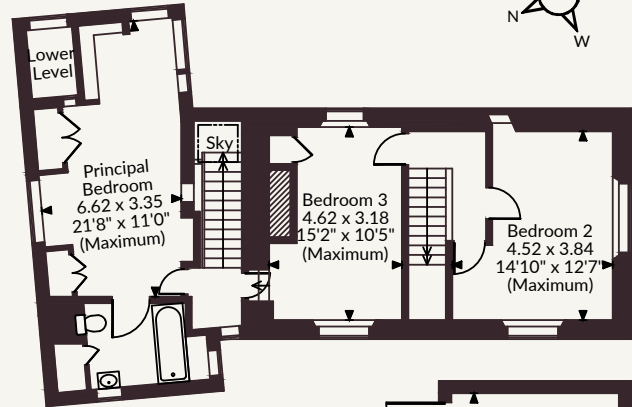
**Town**

**Guide price £695,000**

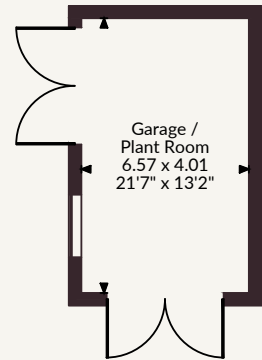
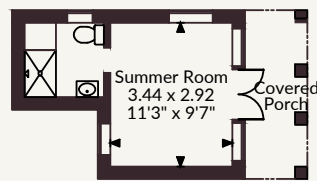
Windmill Cottage, Montgomery Road, Bishops Castle  
 Main House internal area 1,698 sq ft (158 sq m)  
 Garage/Plant Room internal area 284 sq ft (26 sq m)  
 Outbuilding internal area 147 sq ft (14 sq m)  
 Total internal area 2,129 sq ft (198 sq m)



Ground Floor



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
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## Shrewsbury

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