



Lane Cottage, Norbury, Bishops Castle

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# Lane Cottage, Norbury, Bishops Castle, Shropshire SY9 5DX

An incredibly stylish home, blending old world charm and modern amenity perfectly.

Bishops Castle 4.5 miles, Craven Arms Station (Crewe 52 mins) 11 miles, Ludlow 20 miles, Shrewsbury 23 miles

Reception hall | Sitting area | Study | Kitchen Dining area | 3 Bedrooms | Family bathroom Shower Room | 3 Outbuildings/stores | Log store | Art room | Gardens | EPC Rating tbc

## The property

Lane Cottage has been restored, extended and modernised by the current owners, who have created a seamless blend of period features and light-filled, contemporary accommodation.

A generous entrance hall can be used as a cosy snug, featuring handsome flagstone flooring, underfloor heating and a fireplace with log burning stove. A bright back hall to the rear connects to the rear gardens through double doors, and to the useful boot room / utility, which in turn has a back door to the parking area. A downstairs bedroom and adjacent shower room are also off the back hall, providing brilliant flexibility. This bedroom could also be used as a sitting room-come-study.

The kitchen and original parts of the cottage are set on a lower level but easily connect to the new extension to create a sought after flow and open plan feel, without losing defined areas. The kitchen offers handcrafted cabinetry, island, and open shelving - all bespoke to the space. French doors open to a lovely area of rear garden.

A set of wide steps rise from the kitchen into the superb extension - a slight build angle to the original cottage considers orientation, natural

light and the views. It is an inspired decision by the owners. This full height room into the eaves, with visible beamwork and sarking, is a sociable space featuring sitting room and dining room areas. There are fitted bookshelves, a wood burning stove, a set of bi-fold doors and double doors to garden terraces, picture windows, skylights and a large bay window. The position enjoys connection to gardens, and far-reaching vistas over the local church and scenic hills.

The stairs from the back hall rise to a vaulted first-floor. There is a bright family bathroom with a rolltop bathtub and separate walk-in shower, serving the multi-aspect principal and second bedrooms with their elevated rural views.

## Outside

The home is approached off a quiet country lane via a neat gravelled driveway with a timber built store. The facade of the home is bordered with a range of mature shrubs and climbers, whilst the gardens wrap around three sides, comprising various divided sections, or rooms, of lush lawn interspersed with tall trees and herbacious planting, an enclosed paved and brick-laid sun terrace, an additional decked seating area and an established vegetable plot with a greenhouse and several sheds. A bright skylit studio is currently being used as a studio. The slightly elevated position affords excellent views.

## Location

The property is situated within a Conservation Area on the edge of the unspoilt hamlet of Norbury, surrounded by the picturesque Shropshire Hills AONB. The historic market town of Bishops Castle offers an excellent range of amenities, including shopping and recreational facilities. The larger centres of Shrewsbury, Ludlow, Newtown and Welshpool provide a more extensive range of facilities, whilst several well-regarded schools are close by. The station at Craven Arms provides rail services towards Cardiff to the south and Crewe and Manchester to the north, with the A49 offering convenient road links.





Lane Cottage, Bishops Castle  
 Main House internal area 2,121 sq ft (197 sq m)  
 Outbuildings internal area 529 sq ft (49 sq m)  
 Total internal area 2,650 sq ft (246 sq m)



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

From Bishops Castle take Love Lane (A488) heading north east, turning right onto the B4383 and proceeding for a mile before turning left onto the A489. Continue for a further mile and turn right, following the road for 1.9 miles before turning left, where the property will be seen on the right.

What3words:///jacuzzi.autumn.seriously

## General

**Local Authority:** Shropshire Council  
**Services:** Mains electricity and water, private drainage, oil fired central heating and underfloor heating. The drainage system may not comply with current regulations.  
**Council Tax:** Band D  
**Fixtures and Fittings:** Only those items known as fixtures and fittings will be included in the sale. Other items available by separate negotiation.  
**Wayleaves and easements:** The property is sold subject to any wayleaves and easements, whether mentioned on these particulars or not.  
**Tenure:** Freehold  
**Guide Price:** £715,000

## Ludlow

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