



12 The Leys,
Bishops Castle, Shropshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A modern detached energy-efficient five bedroom property located in a sought-after Shropshire town

An attractive generously-proportioned family home with modern fixtures and fittings, neutral décor and A-rated energy performance. It is located near to the England/Wales border on the fringes of a desirable historic market town with a comprehensive range of amenities and easy access to the road networks and stations.



2 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



LANDSCAPED GARDEN



FREEHOLD



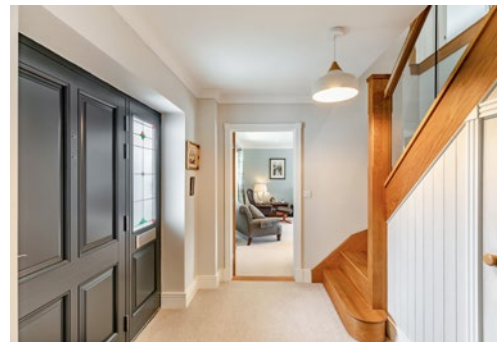
MARKET TOWN



2,411 SQ FT



**GUIDE PRICE
£685,000**



The property

An exclusive property, 12 The Leys is a stylish red-brick and part-rendered modern family residence, designed and built by the current owner, offering over 2,400 sq ft of bright and adaptable living space set across two floors.

Thoughtfully designed by the current owner to create a refined yet functional environment for everyday living and entertaining, the home incorporates a range of energy-efficient features, up-to-date amenities, sleek sanitaryware, and a calm, neutral colour palette throughout. Oriented to make the most of the spectacular, far-reaching countryside views, the layout flows from a welcoming reception hall with built-in storage and a cloakroom. The ground floor includes a generous dual-aspect drawing room with a front-facing bay window, contemporary inset wall-mounted fireplace, and bi-fold doors opening onto the rear terrace. There is also a spacious dual-aspect dining room with a front bay window, and a substantial kitchen fitted with modern wall and base cabinetry, a large central breakfast island with complementary

quartz and timber worktops and splashbacks, high-spec integrated appliances, and further bi-fold doors to the rear terrace. An adjoining utility room features matching wooden work surfaces and provides access to the garden.

A modern oak and glass staircase rises to a generous first floor landing with further useful fitted storage, giving access to an L-shaped rear aspect principal bedroom with contemporary en suite shower room, and an additional front aspect double bedroom with en suite shower room. Three further double bedrooms, one currently configured as a study, and a modern family bathroom with freestanding bath and separate shower complete the level

Outside

Occupying a prominent corner spot and having plenty of kerb appeal, the property is approached over a gravelled driveway and forecourt providing private parking and giving access to a detached double garage, both flanked by a low-maintenance shrub bed and an area of level lawn.



The well-maintained enclosed garden to the rear is laid mainly to gently-sloping lawn bordered by well-stocked flower and shrub beds and features a garden shed/summer house affording beautiful far-reaching views over surrounding countryside and a generous paved terrace spanning the full width of the property and accessible from the kitchen and drawing room. The whole is ideal for entertaining and al fresco dining.

Location

The historic market town of Bishops Castle has an eclectic mix of independent shops, museum, cafés and public houses together with GP and dental surgeries, a Post Office, police station, cottage hospital and primary and secondary schooling. Bishops Castle has a regular bus service to Shrewsbury and beyond while the A49 gives access to the national motorway networks via the A5 and M54. Trains connect to Shrewsbury and from there to central London. The area offers a good selection of state primary and secondary schooling together with a wide range of independent schools.

Distances

- Shrewsbury - 22 miles
- Telford - 36 miles
- Ludlow - 17 miles
- Church Stretton - 6 miles

Nearby Stations

- Church Stretton
- Shrewsbury
- Telford

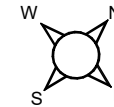
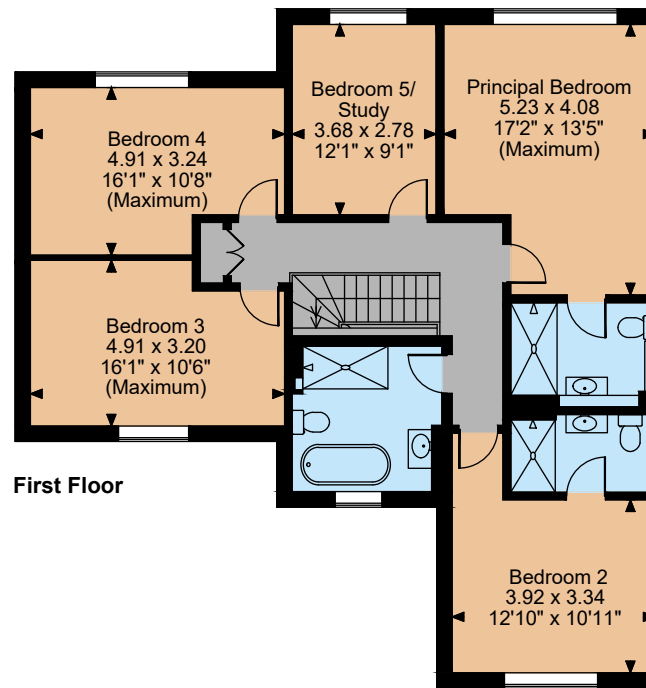
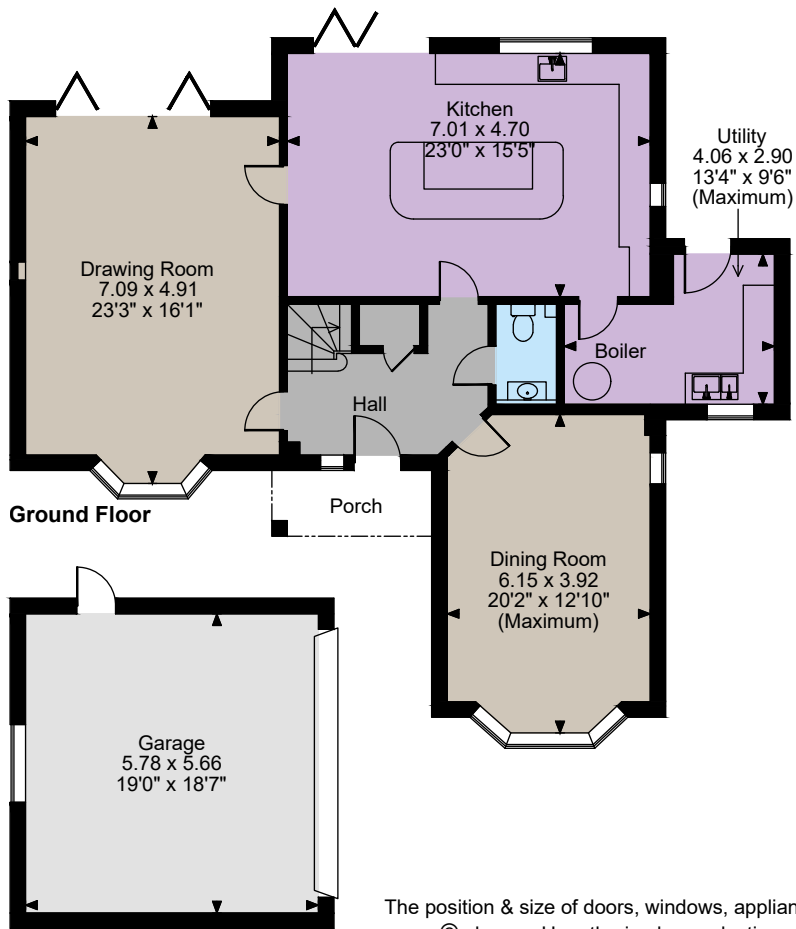
Key Locations

- Ludlow Castle
- Stokesay Castle
- Berrington Hall (National Trust)
- Shropshire Hills (AONB)

Nearby Schools

- Moor Park
- Lucton
- Concord College





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

Main House internal area 2,411 sq ft (224 sq m)

Garage internal area 352 sq ft (33 sq m)

Total internal area 2,763 sq ft (257 sq m)

For identification purposes only.

Directions

Post Code: SY9 5HN

what3words:///version.slate.emotional

General

Local Authority: Shropshire Council

Services: Mains electricity, water and drainage. Air source heat pump heating, EV car charger and 13 solar panels which our client advises has produced 3.39MWh in the last 12 months and has a five year warranty remaining.

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

Council Tax: Band F

EPC Rating: A

Agents Notes: There are 5 years remaining of the 10 year warranty. There is also a RHI Government Scheme payment of £400 per quarter in place running until December 2027.

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets, and curtains 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.

West Midlands & Mid Wales

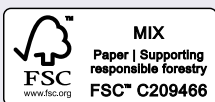
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