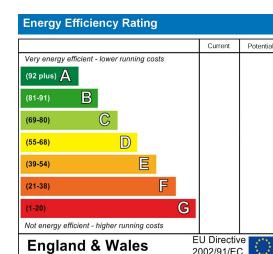




Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01588 638 755

Bishops Castle Sales
33b Church Street, Bishops Castle, Shropshire, SY9 5AD
E: bishopscastle@hallsgb.com

IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only [photographs are taken with a wide angled / zoom lenses] and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



FOR SALE

Offers over £460,000

Rudge House, 57 Church Street, Bishops Castle, Shropshire, SY9 5AD

A most unique and interesting Grade II listed town house with deceptively spacious living accommodation including a prominent double-fronted shop. Comprising 3 bedrooms, open plan kitchen/dining room, living room, lobby, utility, shower and bathroom. Arranged around a remarkably peaceful and private rear courtyard garden with workshop, stores and parking.





1 Reception Room



3 Bedrooms



2 Bath/Shower Rooms



- **A characterful Grade II listed town house**
- **3 bedrooms, bathroom and shower room, utility**
- **Open plan kitchen/dining room, living room & lobby**
- **Private and peaceful rear courtyard garden**
- **Workshop, stores and parking**
- **With prominent double fronted shop**

GENERAL REMARKS

Rudge House is a traditional Grade II listed town house which is deceptively spacious having a double gable roof and single storey extension at the rear, arranged around an enchanting courtyard garden which enjoys great privacy and is remarkably quiet for a town centre location.

Accessed from the rear, its charming accommodation provides a large open plan kitchen and dining room, a living room, hall and lobby, 3 bedrooms, bathroom, ground floor shower and utility. Outside, the property can be approached by car from Union Street to the private rear courtyard garden with workshop and storage buildings. To its street elevation is a large double-fronted shop, located in a prime retail setting.

The sale therefore, offers unique and characterful town living with the option of in-house retail or letting opportunity.

LOCATION

The property is set in the main street of the market town, although the living quarters are all accessed from the rear courtyard. Bishops Castle is a thriving rural community well known for its eclectic mix of shops, services and amenities. It stands in the beautiful countryside of South West Shropshire, within comfortable driving distance of the larger towns of Ludlow and Shrewsbury which provide access to the national rail and motorway network.

ACCOMMODATION

The property is more particularly described as follows:

ENTRANCE HALL

With glazed door, store cupboard and door to:

SHOWER ROOM

With enclosed tiled cubicle with mixer shower, W.C., wash basin and radiator.

Door from hall to open plan Kitchen/Dining Room.

KITCHEN

13'8" x 13'8" (4.17m x 4.17m)

With timber floor and windows and doors to three elevations overlooking the courtyard gardens. Extensive range of cupboards and worktops inset with eye level double oven, gas hob and Belfast sink. Downlighters and space for dining table and chairs.

DINING ROOM

13'0" x 10'7" (3.96m x 3.23m)

With timber floors, radiator, recessed bookshelves and blocked off access to shop front.

LOBBY

13'9" x 8'6" (4.19m x 2.59m)

With part panelled wall cupboard, stairs to first floor and door to:

LIVING ROOM

24'0" x 13'2" (7.32m x 4.01m)

(reducing to 9'9" - 2.97m)

With fireplace inset with woodburning stove on a tiled hearth, radiator, metal windows and French doors onto the private courtyard gardens.

UTILITY

12'8" x 10'6" (3.86m x 3.20m)

With sink, work surfaces, window and glazed door overlooking the courtyard.

A staircase rises from the lobby to the First Floor Landing with painted timber floors and doors to:

BEDROOM 1

19'7" x 6'10" (5.97m x 2.08m)

With sash windows to the front street, painted timber floors and exposed wall timbers.

BEDROOM 2

19'7" x 9'9" (5.97m x 2.97m)

With sash windows to the front, painted timber floors, radiator and large fitted wardrobe.

BEDROOM 3

13'6" x 11'2" (4.11m x 3.40m)

With windows to the rear courtyard gardens, fitted carpet, radiator and fitted wardrobes..

BATHROOM

10'0" x 8'7" (3.05m x 2.62m)

With windows to rear courtyard, painted timber floor, stainless steel towel radiator, enclosed tiled cubicle with mixer shower, panelled bath, WC and wash basin.

OUTSIDE

The property is approached from the rear by a private lane off Union Street to a parking area and car port. A pedestrian access is also afforded from the main street to the rear. The property surrounds a delightful courtyard garden, planted with several trees, shrubs and plants which make the space a most peaceful and charming oasis in a town centre setting. The courtyard has cobble tiles, catches the south facing sun and has access to the house from several glazed doors. There is a single garage/workshop, a small outhouse to one side of the courtyard with an external oil central heating boiler and modern oil storage tank.

SHOP PREMISES

A double fronted retail premises with large glazed display windows into the sales area (20' x 17'). Several spotlights and doorway to separate WC with wash basin, electric power and light. Access to the house could be reinstated from the shop if required.

VIEWING

Strictly through the Agents: Halls, 33b Church Street, Bishops Castle, SY9 5DA. Telephone: 01588 638755.

Please note: None of the services or installations have been tested by the agents.

SERVICES

Mains water, electricity and drainage is connected. Oil central heating and wood burning stove.

DIRECTIONS

To access the house, walk 10 yards from Halls office and turn left through a covered shut and the access to the courtyard gardens is found on the right.

OUTGOINGS

Council tax Band B.

Rateable value: £3850 - subject to relief depending on circumstances.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.