



12 The Leys, Bishops Castle, Shropshire, SY9 5HN

01588 638755



# FOR SALE

## FOR SALE BY PRIVATE TREATY

**Guide Price: £750,000**



2 Reception Rooms



5 Bedrooms



2 En-suites

1 Family Bathroom

Shrewsbury 24 miles, Ludlow 21 miles. (Distances are approximate)

- **A stunning, individually designed, detached house**
- **Edge of town location with rural views**
- **Exceptional 'A' rated efficient home**
- **5 double bedrooms, 2 en-suite and family bathroom**
- **Stylish kitchen breakfast with bi-fold doors**
- **Formal dining room and spacious sitting room**
- **Utility, WC, hallway, landing and detached double garage**
- **Ample parking with landscaped gardens and terrace to the rear**
- **Renewable heat incentive income and building warranty**
- **NO ONWARD CHAIN**

### LOCATION

The property is located on the very edge of this historic market town and overlooks open fields to the rear and has roof top views to the front beyond the town to rolling hills. Whilst on the periphery, the town centre is still within just a short walk of the excellent range of local facilities that Bishops Castle has to offer and on the doorstep of miles of fabulous walks for which this beautiful part of South Shropshire is particularly well known. The larger towns of Shrewsbury and Ludlow are within easy reach and provide a wider range of facilities and access to the national rail and motorway network.

### DESCRIPTION

12 The Leys is an exceptional family-sized house which has been individually designed and built to exacting standards on an exclusive small development of self-build homes. This stylish and contemporary detached house has been thoughtfully completed and still has a building guarantee until 2031. In these times of spiralling costs, it also has the advantage of an energy efficiency rating of 'A' which is quite exceptional. Constructed with solid floors to ground floor and first floor, other significant benefits include solar panels generating 4.29kw, car charger, underfloor heating throughout with individual room thermostats, heat pump warranty, electric showers to bathroom with mobile control and an RHI payment until 2027 which currently provides £1580 per annum.





## THE HOUSE

Enter the wide front door from a covered porch into a hall with doors off to kitchen, dining room and a spacious 21' long sitting room. The sitting room has a feature fireplace with wood burner, bay window to the front and bifold doors to the terrace and gardens. The dining room is to the front of the property with another bay window and is ideal for those more formal occasions. A sleek, contemporary kitchen acts as the focal hub of the house with limestone flooring, stylish units, granite worktop and modern appliances. To the centre there is a large island with granite and oak worktops. Bifold doors open out to the rear terrace. A downstairs cloakroom and utility/plant room (with stable door to outside) complete the ground floor.

An oak staircase with glass balustrade rises to the first-floor landing which has an airing cupboard and access to the bedrooms, and family bathroom finished with high quality furniture.

Of the five Bedrooms, the two principal rooms each have well-equipped en-suite shower room. All the bedrooms have excellent country views.











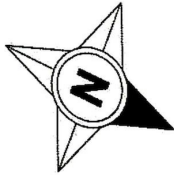


## OUTSIDE

The front is approached off this quiet cul-de-sac by a smart gravelled driveway which lies to the front and side, providing parking for several cars and a substantial detached double garage with electric roller doors, light and power. Outside car charging point to side of house. Pathways lead around both sides of the house, allowing access to the spacious paved area and landscaped gardens that gently slope up through a brick retaining wall to a large lawned area, with edging and central borders. To one side there is a useful storage shed and a large workshop with power. All overlook open fields to the rear.







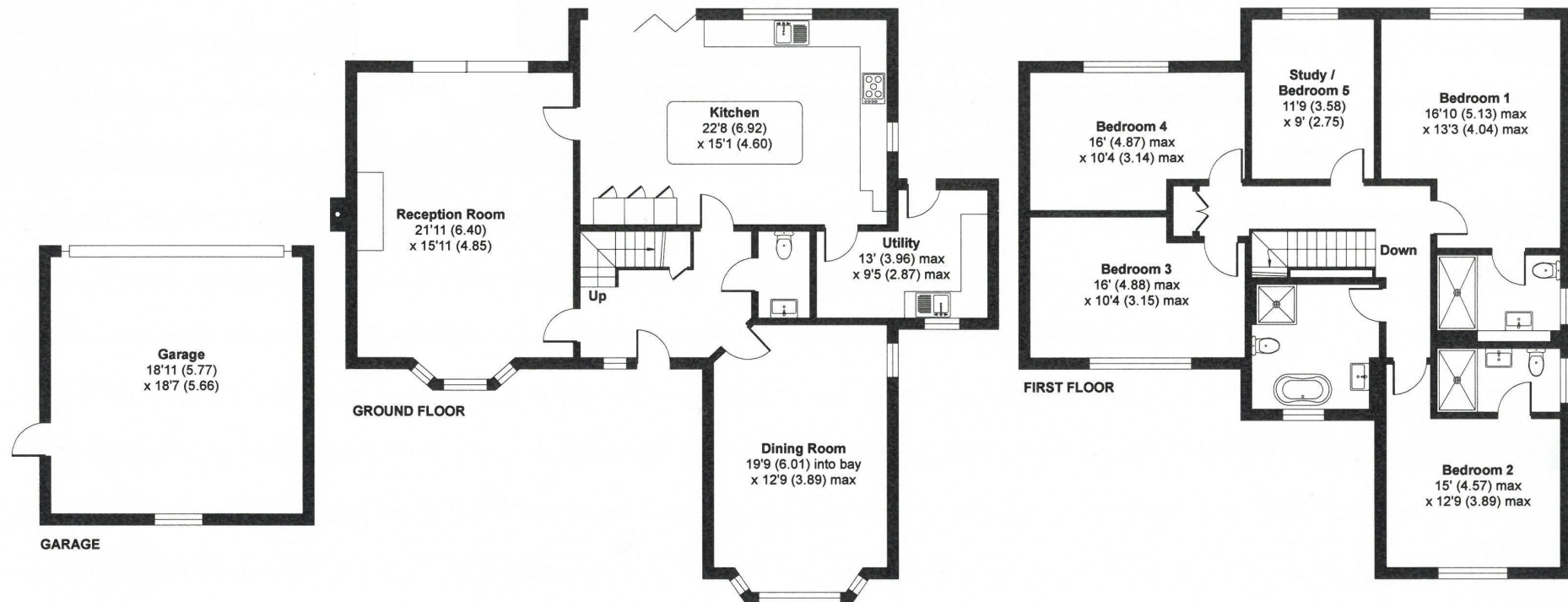
# The Leys, Bishops Castle, SY9

Approximate Area = 2347 sq ft / 218 sq m

Garage = 352 sq ft / 32.7 sq m

Total = 2699 sq ft / 250.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Halls. REF: 1234363

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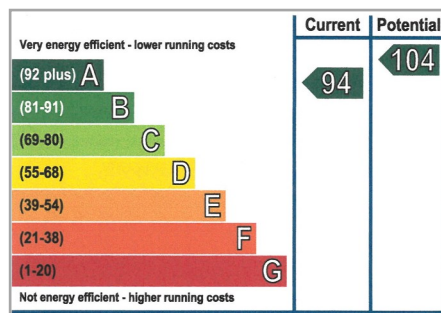
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### SERVICES

Mains water, electricity and drainage are connected. Air source heat pump (warranty valid to 10/7/25) with underfloor heating to ground and first floor, solar panels 4.29kw with online monitoring (warranty until June 2030), car charger, RHI for ASHP (transferrable) until September 2027 (currently £1580/year, 10 year structural warranty to 2031).

NOTE: None of the services or installations have been tested by the Agents.

### VIEWING

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

### COUNCIL TAX

Shropshire Council - Band F.

### TENURE

We understand this to be freehold.

### DIRECTIONS

From the church turn up Kerry Lane and after 500 metres turn left onto Lavender Bank. Turn right at the end into The Leys and No. 12 is in front of you slightly to the right.

### MONEY LAUNDERING REGULATIONS

On putting forward an offer to purchase, you will be required to provide evidence of funding together with adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017) E.G. Passport or photographic driving license and recent utility bill.

