



Claremont
Bishops Castle, Shropshire, SY9 5DA



A substantial detached property with exceptional views situated on the edge of a vibrant market town offering two holiday cottages and an annexe.

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Bishops Castle Town Centre 0.3 of a mile, Craven Arms 9.5 miles, Ludlow 16 miles, Shrewsbury 23.9 miles
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Reception hall | Drawing room | Sitting room | Study | Kitchen/breakfast room | Cloakroom | Principal bedroom with en-suite | Four further bedrooms (two en-suite) | Family bathroom | Store room | Four bay garage/workshop | Landscaped gardens | A two-bedroom annexe | Two holiday cottages: Two-bedroom cottage & one-bedroom cottage | Views | EPC: TBC

The Property

Claremont sits in a wonderful, elevated position on the edge of the vibrant market town of Bishops Castle. The property boasts some exceptional far reaching views and offers a tremendous amount of flexibility and opportunities throughout with superb proportions and excellent secondary accommodation. The main house is substantial and the two holiday cottages and annexe provide use for excellent holiday lets or could be used for AST's, multi-generational living and much more.

Upon entering the property, you are welcomed into a spacious entrance hall with beautiful tiled flooring, impressive ceiling height and curved archways. The front door has stained glass above it. The drawing room is wonderfully light with tall windows enjoying delightful far reaching views and has an marble open fireplace and ornamental plasterwork on the

ceiling. The kitchen/breakfast room is particularly spacious and is fully fitted with integrated units and appliances including an oil-fired Nobel range cooker. The sitting room has a beautiful large bay window also enjoying the exceptional views and overlooking the garden. There is also a wood burning stove. There is a study room which could be used for a variety of purposes. The sun room enjoys a triple aspect to enjoy the outlook.

On the first floor, the principal bedroom enjoys an en-suite shower room. There are two further double bedrooms, both benefitting from en-suite shower rooms. All of the rooms enjoy the beautiful views. On the second floor, there are two further bedrooms and a cloak room. These rooms could be used for a range of possibilities including bedrooms or store rooms.

The Annexe

The annexe adjoins Claremont, however it has a separate access if you should wish to close it off. Alternatively, it can be incorporated in to the main house if required. The annexe comprises: a sitting room, a kitchen/dining room which is fully fitted with units, two double bedrooms and a shower room.

The annexe can be used for holiday letting, AST's, multi-generational living or more. The wide range of possibilities and flexibility at Claremont is what makes the property so unique and wonderful.





Cottages

There are two delightful holiday cottages, The Coach House and Groom's Cottage. The Coach House is a superb cottage with an open plan kitchen/dining/sitting room offering fitted units. There is a modern shower room adjacent. On the first floor, there are two double bedrooms. Groom's Cottage is a quaint pretty cottage comprising: an open plan kitchen/sitting room which is fitted with modern units and appliances including an electric hob and cooker. There is one double bedroom and a shower room. Groom's Cottage enjoys a terrace area.

Outside

Claremont has a long sweeping driveway accessed by metal gates leading to a large gravelled parking area for numerous vehicles. The gardens sit to the front of the property and are south-east facing. The gardens have been beautifully landscaped and are mainly laid to lawn with some well stocked herbaceous borders edging the boundary. The garden also enjoys the wonderful far reaching countryside views. There is a terrace area, ideal for seasonal al-fresco dining and entertaining.

There is a superb large garage/workshop space which can be used for a wide range of possibilities and provides exceptional storage. There is a utility room adjacent.

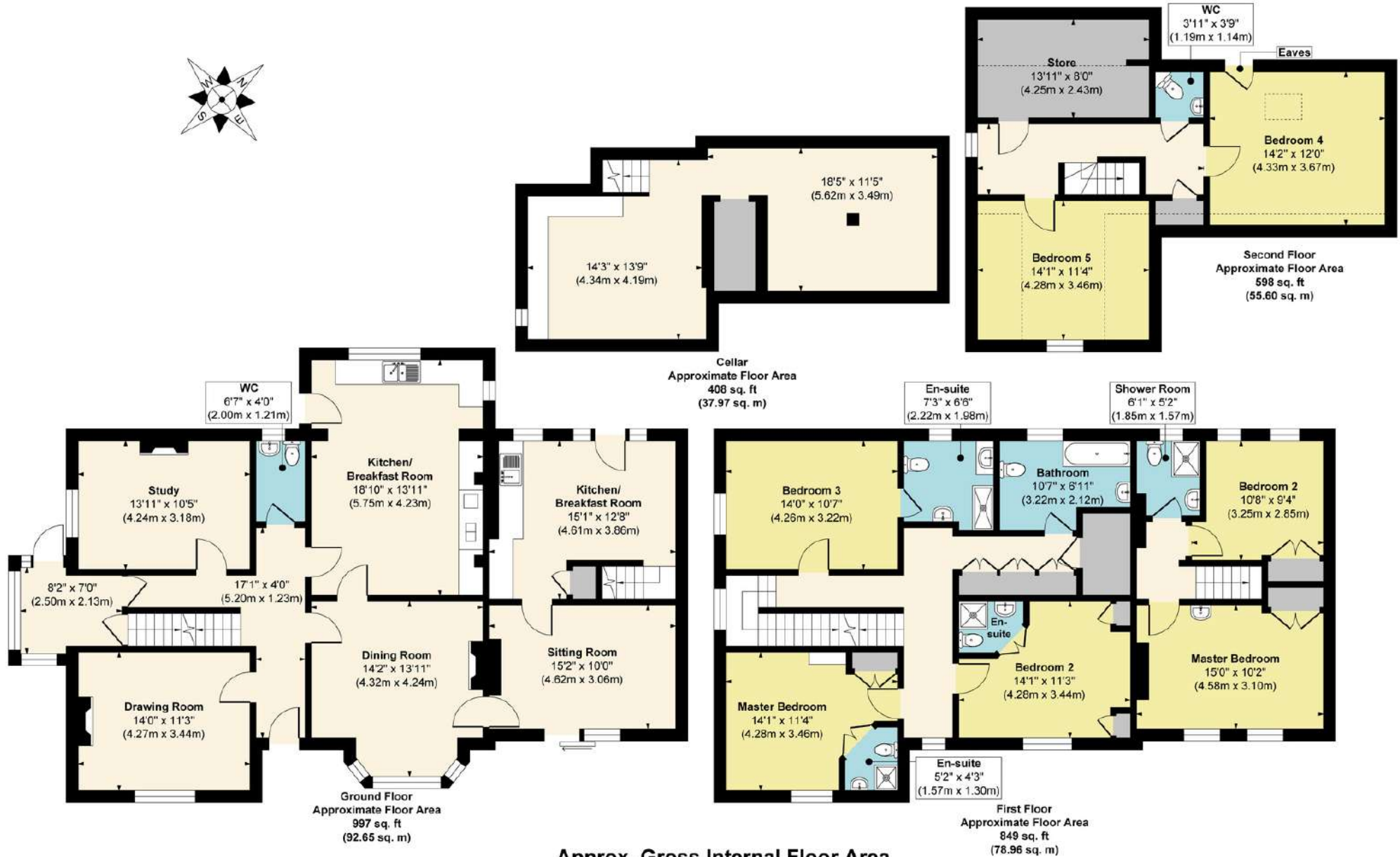
Situation

Bishops Castle is a charming and historic market town dating back to 1249. The town offers all of the day-to-day amenities required including a variety of independent shops, restaurants, cafes, pub and much more. There is a tremendous community spirit with many local celebrations including the carnival, beer festival and Michémas festival.

Bishops Castle is located in an Area of Outstanding Natural Beauty the surrounding countryside and offers excellent cycling and walking; Communications in the area are good with the A488 linking Shrewsbury in the north. The A49 is located a few miles away and train stations can be found at Craven Arms and Church Stretton.



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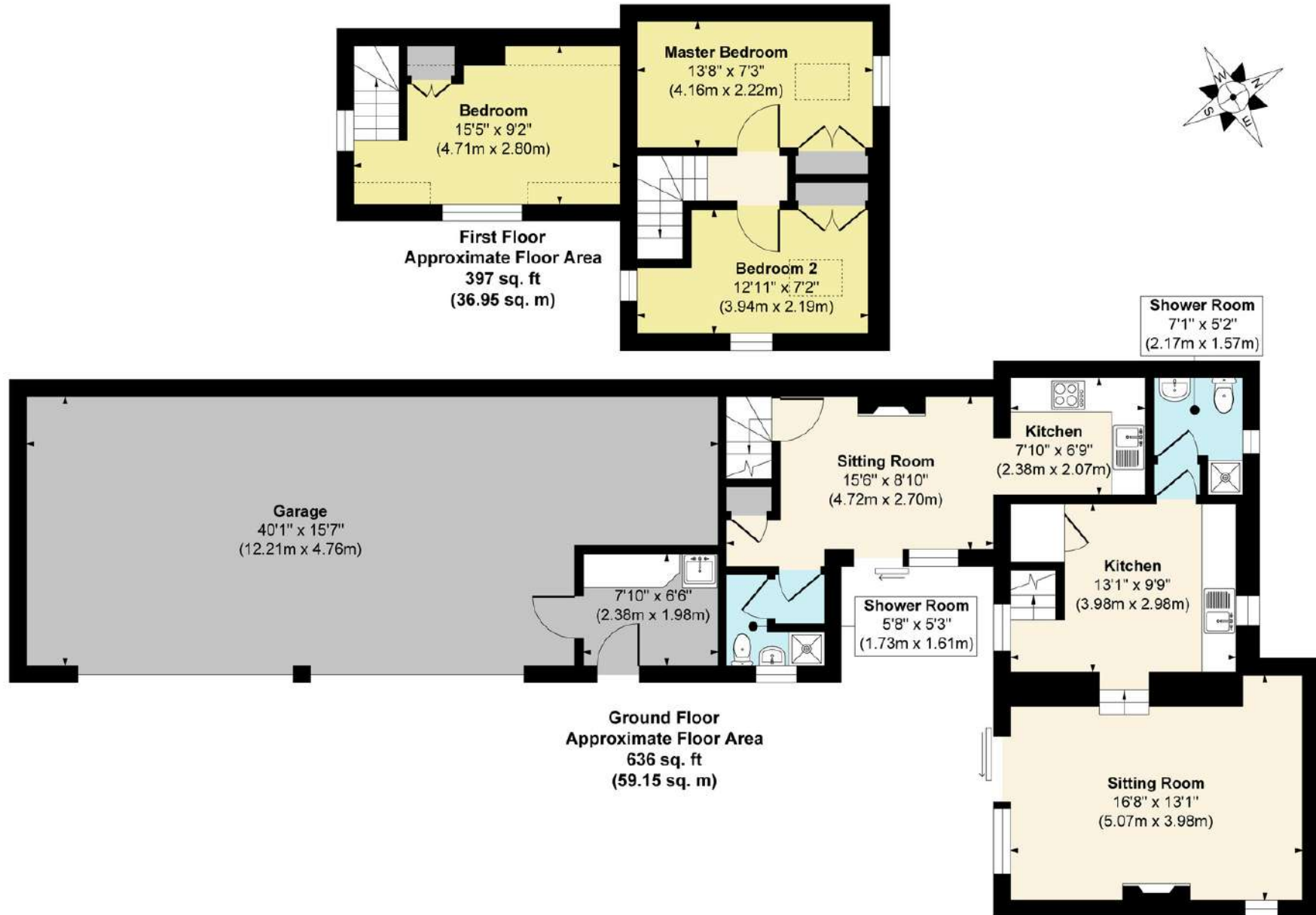


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Claremont, Outbuildings



Approx. Gross Internal Floor Area
Main House = 1033 sq. ft / 96.10 sq. m
Garage = 625 sq. ft / 58.12 sq. m

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Directions: From Bishops Castle, find Claremont as the first property on Bull Lane on the left hand side.

Local Authority: Shropshire Council.

Services: Mains water, electricity and drainage. Oil fired central heating.

Council Tax: Claremont - Band F. The Annexe - Band A. The Coach House - Band B. Groom's Cottage - Band A.

Wayleaves, easements and rights of way: The property will be sold subject to and with the benefits of all wayleaves, easements and rights of way, whether mentioned in these sales particulars or not.

Viewings: Strictly by appointment via Mark Wiggin Estate Agents.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. You should not rely on statements by Mark Wiggin Estate Agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Mark Wiggin Estate Agents does not have authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Areas, measurements and distances given are approximate only. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. Particulars dated May 2023. Photographs dated May 2023. Mark Wiggin Estate Agents is a trading name of WONO Limited registered in England and Wales, company number 1311393. Registered office: Downton Hall, Ludlow, Shropshire, SY8 3DX