



Energy efficient property in a traditional community

15 The Wintles, Bishops Castle, Shropshire, SY9 5ES

Freehold





Be part of a ready-made community • Fibre Broadband available • Energy efficient living • Private gardens with the house and further access to communal gardens and land • Private parking and visitor parking

Local information

15 The Wintles, is in the second development of an eco-development village, built over the last 17 years and set within 13 acres of communal land in the heart of the unspoilt Shropshire Hills.

Within the communal grounds are allotments, an orchard, a vineyard, bee hives, chickens and pigs which are accessible to all residents.

The popular market town of Bishops Castle sits just 100yds away by foot and offers a wide range of amenities including a museum, theatre, cinema, swimming pool, two breweries, pubs, restaurants, cafes, a deli, a butcher, florist and a number of other shops. The town is a center for live music, arts and crafts and hosts a number of festivals throughout the year. Beautiful countryside surrounds Bishops Castle and wonderful walks, including The Shropshire Way, run through the grounds of The Wintles and beyond. Offa's Dyke, on the Welsh border, is four miles away along the Kerry Ridgway. The medieval county town of Shrewsbury is about 22 miles to the north and offers a wider range of independent shops and also renowned schools.

Alternatively around 20 miles to the south is Ludlow, famed for its fine gastronomic reputation, independent shops, racecourse and vibrant festivals.

Across the border into Wales, the historic town of Montgomery is nine miles away and the coast at Aberdovey is just over an hour's

drive.

Travel links within the area are good with the A49 linking Hereford in the south and Shrewsbury in the north. The A5 north via Oswestry towards Chester and east via the A5/M54 to Telford, Wolverhampton and Birmingham.

About this property

15 The Wintles is an extremely attractive timber frame property with a slate roof and was built in 2012. The front of the house is mostly south facing and looks out over the village green. The Wintles has a feel of an Alpine village and really is very special, particularly with the backdrop of the Shropshire Hills.

A covered porch opens into a hallway and you are immediately met with plenty of natural light, from the large glazed windows above.

The open plan living area has a wonderful relaxed feel, with a wood burning stove and a separate sitting area, ideal for watching television or reading. The dining area has wonderful views over the garden and a fully glazed door which provides access outside. The kitchen is just off the dining area and has fully fitted units with granite worktops, a built in double oven, dishwasher and a gas hob. The utility room is just off the kitchen which also has a door opening to the side of the house and the car port.

A solid oak staircase leads up to the first floor and the principal bedroom with a walk in wardrobe



and an ensuite bathroom. There is a door leading out onto the balcony. There are a further two double bedrooms on the first floor, one which has a door leading onto the balcony. There is also a separate family bathroom. On the second floor bedroom 2 is a good size, with a built in wardrobe and space for a studio or home office. There is a further double bedroom with more storage space and views of the hills. There is also a separate family bathroom.

Outside

15 The Wintles has a car port plus three further private parking spaces. There is visitor parking nearby.

The private garden includes lawn, flower beds and shrubbery, with a beech hedge boundary. There is also a useful garden store.

The communal land is situated across the lane behind The Wintles and are for the residents of The Wintles and Rees Piece. There is a 'Wintles Management Company' which is run by the residents. The management fee is £55 paid monthly, towards the upkeep of the communal and shared facilities.

Directions

From Shrewsbury: Leave Shrewsbury on the A488 heading in a south west direction and remain on the A488 passing through a number of villages. The final village before Bishops Castle is Lydham and approx. 1.2 miles after leaving Lydham turn right onto Schoolhouse Lane signposted to Bishops Castle. After approx. 0.4 miles turn right onto Bull Lane which is the first turning after entering Bishops Castle. At the stagger junction at the end of Bull Lane turn left and then immediately right onto

Wintles Lane. The Eastern entrance to The Wintles can be found on your left hand side and parking is available in the visitor car park.

Services: Mains water, electricity, drainage. LPG on a meter (communal). Solar thermal and PV panels.

The property is offered for sale by private treaty.

All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sale particulars.

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

It should not be assumed that the property has the necessary planning, building regulations or other consents.

Savills have not tested any services, equipment or facilities. The Purchaser must satisfy themselves by inspection or otherwise.

Brochure prepared March 2021
Photographs taken March 2021

Tenure

Freehold

Local Authority

Shropshire Council: Band D

Viewing

Strictly by appointment with Savills





15 The Wintles, Bishops Castle, Shropshire, SY9 5ES

Gross internal area (approx) 1976 sqft

Outbuildings 49 sqft

Total 2025 sqft

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15 The Wintles

Gross Internal Area (approx)

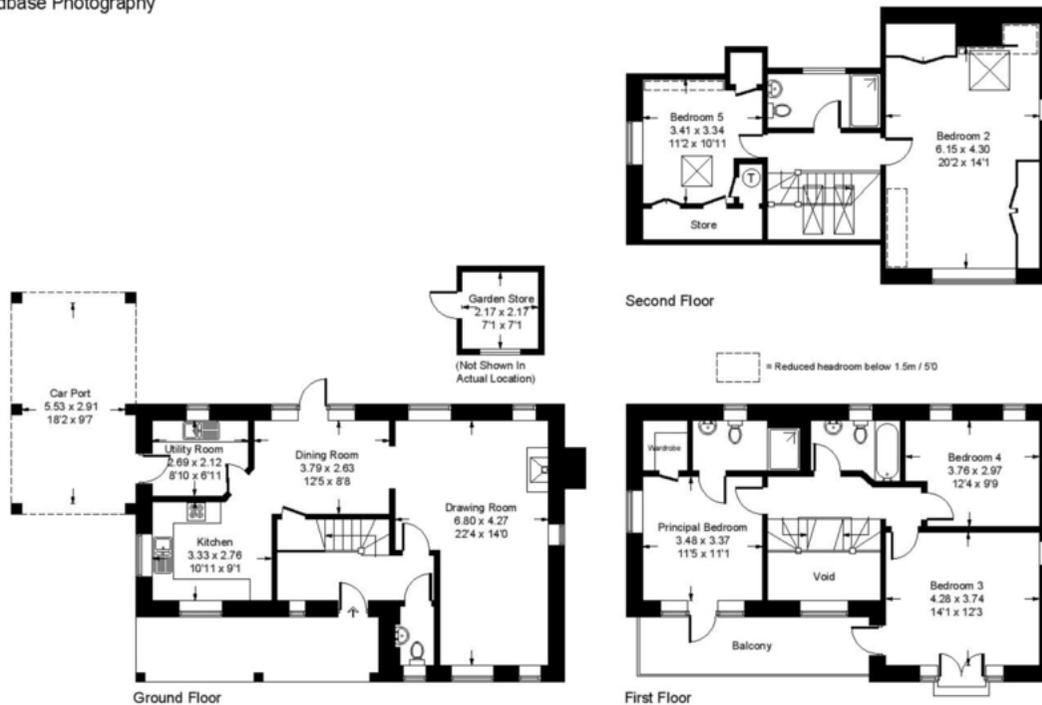
House = 183.6 sq m / 1976 sq ft (Excluding Void)

Garden Store = 4.6 sq m / 49 sq ft

Total = 188.2 sq m / 2025 sq ft

For identification only. Not to scale.

Plan by Cloudbase Photography



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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