

Holters
Local Agent, National Exposure

Walkmill Lodge Walk Mill, Norbury, Bishops Castle, SY9 5DZ

Offers in the region of £435,000



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At Walkmill Lodge, life moves at a gentler pace. This beautifully presented barn conversion blends character and comfort, with generous gardens, countryside views, ample parking and a setting that invites you to step outside and explore.

- Detached Barn Conversion
- Period Features Throughout
- Adjoining Picturesque Shropshire Countryside
- Approx. 5 Miles from Bishops Castle Town
- 2 Double Bedrooms Each with En-Suites
- Large Lawned Garden & Rear Courtyard Garden
- Available with No Upward Chain
- Well Presented Accommodation
- A Detached Carport and Ample Parking
- Idyllic Village Location Approx. 500 Yards from Pub & Shop

The Property

Introducing Walkmill Lodge, which is a beautifully presented, detached barn conversion located on the outskirts of the sought-after village of Wentnor, set in the heart of the picturesque South Shropshire countryside and within the Shropshire Hills Area of Outstanding Natural Beauty.

Originally converted from a former agricultural building to the neighbouring Walkmill House and later extended circa 2010, this charming property offers a delightful blend of character features and modern living, including exposed timbers, vaulted ceilings and a wood-burning stove, all complemented by well-maintained and tastefully presented accommodation throughout.

Available to purchase with no upward chain, Walkmill Lodge offers 2 double bedrooms, both benefiting from private en-suite facilities, along with a spacious open-plan living area and well-equipped kitchen/diner. Outside, the property enjoys a gated driveway providing ample parking, a detached carport, generous gardens and directly adjoins open countryside.

Rural, but by no means isolated, Walkmill Lodge is situated on the edge of a peaceful village setting, approximately 500 yards from a local pub and shop, while the popular market town of Bishop's Castle lies approximately 5 miles away and offers a wider range of independent shops, facilities and amenities. The surrounding area is renowned for its natural beauty and offers an abundance of scenic walking routes and

outdoor pursuits directly from the doorstep.

Inside, the accommodation is arranged over one floor and is made up of an impressive open-plan living space, which forms the heart of the home. This light and airy room features vaulted ceilings with exposed beams, a charming circular feature window and a wood-burning stove, creating a warm and inviting focal point, while French doors open out to the rear courtyard garden. The kitchen/diner is well-equipped with a range of fitted units, ample work surface space and room for dining, making it ideal for both everyday living and entertaining. From the living room, a hallway leads to the two well-proportioned double bedrooms, both enjoying pleasant outlooks over the surrounding grounds and each benefitting from their own private en-suite facilities. The en-suite to bedroom one offers a beautifully appointed bathroom, complete with a freestanding roll-top bath, adding a touch of luxury and character.

Outside, the property is approached via a gated gravel driveway, which provides ample off-road parking and leads to the detached timber carport, offering covered parking and additional storage. The gardens are a particular feature of Walkmill Lodge and are largely laid to lawn with well-defined boundaries, mature trees and hedging, creating a private and peaceful environment. A rear courtyard is accessed directly off the living room and provides an ideal space to entertain, whilst a paved area next to the carport poses as the perfect spot to relax within the warmer months of the year while enjoying attractive views across the surrounding Shropshire countryside.

The Location

Walkmill Lodge enjoys a truly enviable position within the village of Wentnor, set amidst the rolling hills of the South Shropshire countryside and forming part of the Shropshire Hills Area of Outstanding Natural Beauty. The immediate surroundings offer unspoilt scenery with far-reaching views, quiet country lanes and an abundance of scenic walking routes directly from the doorstep, making it an ideal location for those who enjoy outdoor pursuits and a more relaxed pace of life.

The village of Wentnor itself benefits from a strong sense of community and offers a two local pub's (The Green & The Crown) and a shop, providing convenient day-to-day amenities. Despite its rural feel, the property is by no means isolated, with the popular market town of Bishop's Castle located approximately 5 miles away, offering a wider range of independent shops, cafés, restaurants, schooling and leisure facilities.

Nearby, the well-regarded village of Norbury also provides additional convenience, offering a village hall, church and primary school, along with access to surrounding countryside and local walking routes. Further afield, the towns of Church Stretton, Craven Arms and Ludlow are also within easy reach, both of which provide additional amenities, supermarkets and transport links, including railway stations. The area as a whole is renowned for its natural beauty and historic market towns, making Walkmill Lodge perfectly positioned for those seeking a balance of countryside living with accessible facilities close at hand.



Services

We are informed the property is connected to mains water and electricity. Drainage by way of a shared Sewage Treatment Plant.

Heating

Oil fired central heating and a wood-burning stove.

Tenure

We are informed the property is of freehold tenure.

Council Tax

Shropshire Council - Band C.

Broadband

Enquiries indicate the property has an estimated fibre broadband speed of 30MB. Interested parties are advised to make their own enquiries.

Nearest Towns

- Bishops Castle – approx. 5 miles
- Clun – approx. 6 miles
- Church Stretton – approx. 9 miles
- Craven Arms – approx. 10 miles
- Knighton – approx. 11 miles
- Presteigne – approx. 12 miles
- Ludlow – approx. 15 miles
- Shrewsbury – approx. 20 miles

Agents Note

The property is curtilage Listed, in as much as Walkmill House which stands to the right on the opposite side of the drive, is Grade II Listed. The significance of this is that if you wish to alter the external appearance of this house, you would expect to seek the advice of the Conservation Officer from the local authority and it may be necessary to submit a Listed Building Application.

What3words

///onto.tango.otherwise

Referral Fees

Holters routinely refers vendors and purchasers to providers of conveyancing and financial services. Please see our website for more information.

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.

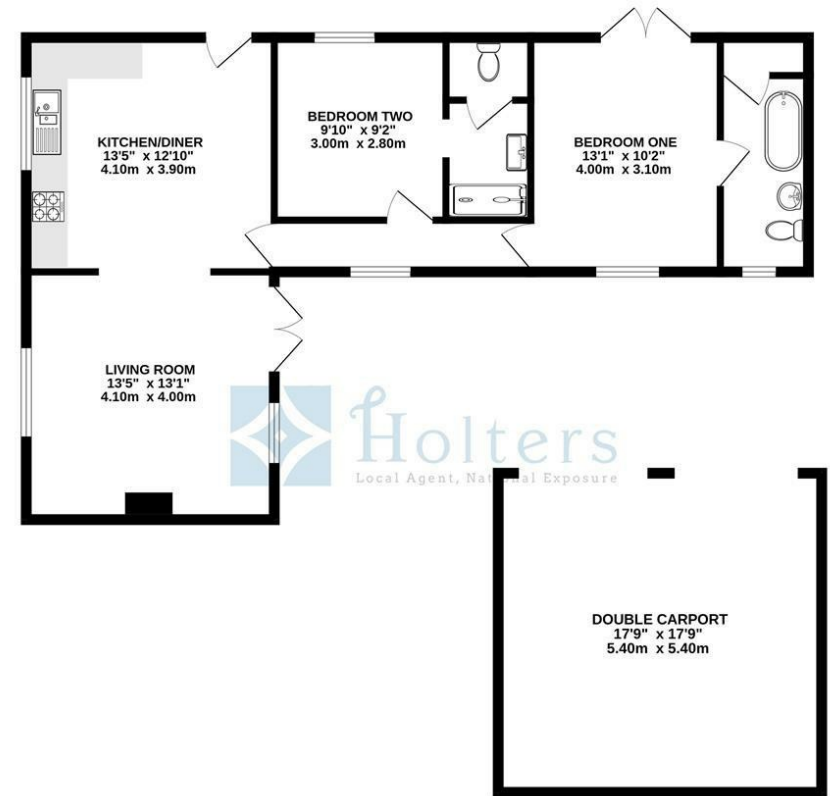
Money Laundering Regulations

In order to comply with current legislation, we are required to carry out Anti-Money Laundering (AML) checks on all prospective purchasers verifying the customer's identity using biometric identification checks, which includes facial recognition. A company called Creditsafe Business Solutions Ltd provide Anti Money Laundering compliance reports for us, the cost of which is to be covered by prospective purchasers. At the point of your offer being verbally accepted, you agree to paying a non-refundable fee of £29.95 +VAT (£35.94 inc. VAT) per purchaser in order for us to carry out our due diligence.

Consumer Protection

Consumer protection from unfair trading regulations 2008 - Holters for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each term of them. 3. The vendors or lessors do not make or give, and neither do Holters for themselves nor any person in their employment have any authority to make or give any representation or warranty whatever in relation to this property.

GROUND FLOOR
1042 sq.ft. (96.8 sq.m.) approx.



TOTAL FLOOR AREA : 1042 sq.ft. (96.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	74
England & Wales	EU Directive 2002/91/EC	



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