



**SAYANG HOUSE, HOPE BOWDLER, CHURCH STRETTON, SHROPSHIRE SY6 7DD  
FOR SALE - SUBSTANTIAL VILLAGE HOUSE**

Attractive property currently run as a successful Bed & Breakfast

Price: Offers in the region of £615,000  
(exclusive)

### PROPERTY FOR SALE

A rare opportunity to acquire a substantial village property set within grounds of 0.8 acres (0.32 ha) and currently in use as a successful Bed and Breakfast.

### SITUATION/LOCATION

Hope Bowdler is a pretty village located approximately 1.27 miles (2km) to the south east of Church Stretton, which is 13 miles (21 km) south of Shrewsbury and 15 miles (24 km) north of Ludlow. The surrounding area is known for its stunning scenery and Hope Bowdler is within the Shropshire Hills Area of Outstanding Natural Beauty. The property is located just off the B4371.

### DESCRIPTION

The property comprises a seven bedroom village house set in substantial grounds and has been in use as a successful bed and breakfast. The property is conveniently divided into two halves, with access through at ground floor level only, allowing for a degree of separation between the letting bedrooms, of which there are three, and the family rooms.

The property is approached via a driveway from the road, leading to a gravel parking area and the entrance to the bed and breakfast accommodation. The rooms on this side of the house lead off from a hallway and comprise a guest sitting/ dining room, a store room, guest kitchen and WC. A door from the hall leads through into the main kitchen with pantry off.

A staircase rises from the guest hallway to three en-suite bedrooms, two doubles and one twin, all with fitted wardrobes. There is also an airing cupboard on the first floor

Beyond the kitchen on the ground floor is a conservatory, family dining room, separate sitting room and study. The family rooms have windows facing south and east, affording a large amount of natural light. Both the guest and family sitting rooms overlook the gardens.





### DESCRIPTION (CONT.)

A staircase rises from the family sitting room to three double bedrooms and one single. There is also a family bathroom on the first floor, as well as an en-suite shower room off the master bedroom. The master bedroom also benefits from several fitted cupboards.

The house is bordered on all sides by lawn and the gardens are a particular feature, displaying mature planting and having a pond, with a patio area to the south east, from where there are views of the South Shropshire Hills. In all the land extends to 0.8 acres (0.32 ha).

### BUSINESS

The business currently operates with three letting bedrooms, two are doubles and one is a twin. The proprietors have been very successful in developing a reputation for excellent hospitality with food being a particular speciality. Lunches and dinners can be booked to order, with three course meals a regular feature.

The business has won several notable accolades, including a Certificate of Excellence from Trip Advisor in 2016.

The rooms can be booked on Trip Advisor or Booking.com and occupancy levels are high throughout the year, with the accounts demonstrating good profitability. The current proprietors are now wishing to retire and there is scope to increase bookings further should purchasers wish to fully maximise occupancy potential.

Accounts are available from the agents upon request.

### TENURE

The property is offered for sale on a Freehold basis under Property Title Number SL109734.

### PLANNING

We understand that the property has consent for its current use as a Bed and Breakfast. Interested parties should make their own enquiries.

### EPC

Available upon request.

### VAT

Unless otherwise stated, all prices quoted are exclusive of Value Added Tax (VAT). Any intending purchaser should satisfy themselves independently as to VAT in respect of any transaction. We understand (based upon our enquiries) that the property is not currently elected for VAT.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in respect of this transaction.

### SERVICES

(not tested)

We understand that mains water, drainage and electricity are connected to the property. There is an oil tank supplying a central heating boiler.

Further details are available from the selling agents.

### LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND

Telephone: 0345 678 9000

### ACCOMMODATION

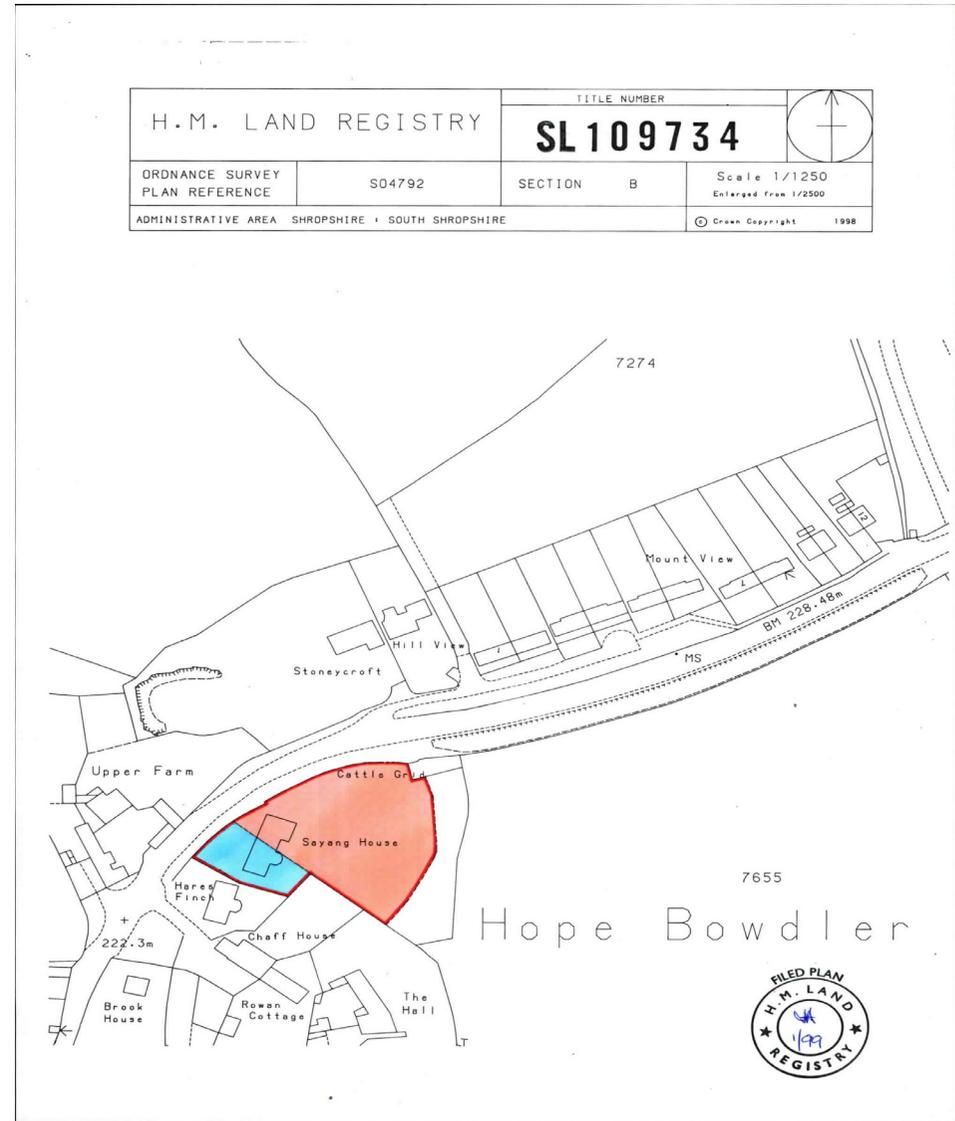
The property provides the following accommodation (all measurements are approximate). Based upon Total Net Internal Floor Area Basis.

Ground floor	sq m	sq ft
Guest sitting room	39.1	420.7
Store	2.7	28.6
Kitchen	3.3	35.5
Store	4.3	45.7
Main Kitchen	28.1	302.9
Conservatory	14.5	156.3
Dining Room	10.9	117.1
Lounge	36.8	396.6
Study	8.1	87.2
Total ground floor	147.8	1590.6
First floor		
Master bedroom	19.6	211.0
Bedroom 2	9.2	98.8
Bedroom 3	8.0	85.9
Bedroom 4	7.5	81.2
Bedroom 5	13.0	139.5
Bedroom 6	12.0	129.2
Bedroom 7	13.2	141.7
Total first floor	82.4	887.2

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This is a print of the view of the title plan obtained from HM Land Registry showing the state of the title plan on 07 May 2018 at 10:48:19. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Telford Office.

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HOUSE

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**VIEWING**

Strictly by prior arrangement with the Selling Agents.

For more information or to arrange a viewing, please contact:

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COMMERCIAL

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