



£555,000 Offers Over

The Poppy House & The Bakehouse, Market Square, Bishops Castle

Character Property | 8 Bedrooms | 6 Bathrooms

01743 213 511

*Grantham*  
ESTATES

[www.granthamsestates.co.uk](http://www.granthamsestates.co.uk)



# Step Inside

---

## Key Features

- Commercial or Residential: Tailor the cafe space to suit your needs
- Established Business: Take over a thriving cafe and B&B
- Self-Contained Two/Three Bedroom Annexe
- Adjoining 2 Bedroom Cottage
- Grade II Listed Town Property: Steeped in History & Architectural Charm
- Unparalleled Potential in a Historic Setting
- Prime Location in Heart of Bishops Castle
- Grade I Listed Castle Wall in Private Garden

## Property Description

Imagine stepping into a world steeped in history, where charm and opportunity intertwine. The Poppy House, a majestic Grade II listed property in the heart of Bishops Castle's market town, offers more than just a place to live - it's a chance to own a thriving business and a captivating lifestyle.

## Main Particulars

The Poppy House presents a rare opportunity to acquire a substantial Grade II listed property, steeped in history and brimming with potential. Currently operating as a thriving family-run café and B&B, this versatile gem offers the flexibility to transform into a magnificent residential estate.

Imagine converting the charming café and B&B into expansive living areas, perfect for a large family or creating a luxurious master suite. The possibilities are endless! Furthermore, The Poppy House boasts a self-contained three-bedroom annexe with its own private garden, ideal for owner's residence. An adjoining two-bedroom cottage adds another dimension, offering additional living space, a potential income stream, or a haven for extended family.

But wait, there's more! Step outside and discover a hidden treasure within the property's private raised gardens. A captivating section of the Grade I listed castle wall stands proudly, weaving a fascinating thread of history into the fabric of The Poppy House. Imagine enjoying long-distance country views while basking in the sunshine amidst this unique garden sanctuary.

This unique property caters to a variety of lifestyles. Seek a vibrant commercial space? Continue the established café and B&B business. Yearn for a sprawling family home? Convert the entire property for residential use. The Poppy House empowers you to design a space that reflects your aspirations. Don't miss this chance to own a piece of history and cultivate your dream lifestyle in the heart of Bishops Castle.

Nestled amidst the rolling countryside of the Shropshire Hills Area of Outstanding Natural Beauty (AONB), Bishops Castle offers the perfect base for the avid walker and nature enthusiast. Explore miles of scenic trails that wind through picturesque villages, past ancient landmarks, and over breath-taking viewpoints. The Shropshire Way, a legendary long-distance trail, cuts through the heart of the AONB, offering challenging hikes for experienced ramblers. For a more leisurely stroll, explore the charming footpaths that meander through Bishops Castle itself, unveiling hidden gems and captivating local history. Whether you seek a challenging climb or a gentle ramble, the AONB surrounding Bishops Castle promises an unforgettable experience for walkers of all abilities.

Bishops Castle provides many facilities expected of a market town including Dr's surgery, dentist, chemist, bank, church, grocery store, quirky vintage stores, fabulous public houses/restaurants and bars. The market town is also well known for its famous music scene and festivals, and wonderful sense of community whilst being surrounded by the rolling Shropshire Hills and stunning countryside.

Coffee shop | Café | Kitchen | Utility | Reception room | Four double en-suite bedrooms | Two/three bedroom annexe with living/kitchen & bathroom | Two bedroom cottage with lounge & kitchen | Private gardens | Off road parking for two vehicles

Montgomery 10 miles, Church Stretton 13 miles, Ludlow 20 miles, Shrewsbury 23 miles

Council Tax Band: D (Shropshire Council)

Tenure: Freehold  
Parking options: Off Street  
Garden details: Private Garden

### **Ground Floor**

Step through the inviting double shop front of The Poppy House and be greeted by a light-filled haven. The characterful café boasts a welcoming counter, its warmth accentuated by exposed beams crisscrossing both walls and ceiling.

#### **A Flourishing Café:**

Ascend a few steps to discover a more expansive space, perfect for the café or restaurant. This charming setting seats an additional 17 guests, offering ample room for lively conversations and delicious meals.

Feast your eyes on the inviting ambiance. A crackling fireplace adds a touch of cosy warmth, while exposed beams and wooden flooring infuse the space with rustic charm. Large sash windows bathe the room in natural light, allowing diners to soak in the vibrant energy of Bishops Castle's high street.

#### **Behind the Scenes:**

For culinary creations, a well-equipped commercial kitchen awaits, accessible directly from the café. A dedicated utility room provides a functional space, with access to the rear of the property and an outbuilding housing laundry facilities.

#### **Beyond the Café:**

The story continues beyond the café. A hallway branches out, offering diverse possibilities. One door leads to a discreet external entrance, currently designated for B&B guests. Another opens to a reception room, ideal for greeting guests or even serving as additional accommodation. A further door descends to the cellar, while another provides access to a quaint external courtyard, complete with a convenient WC tucked away in an outbuilding.

The ground floor of The Poppy House masterfully blends commercial functionality with undeniable charm, creating a space ripe with potential for entrepreneurs and dreamers alike.

### **Unveiling the First Floor: Restful Retreats**

Four well-proportioned en-suite bedrooms await, each boasting its own unique character. Imagine restful nights dreamt in these charming spaces, currently configured for successful B&B operation. Yet, for those seeking a comfortable family home, the potential is undeniable.

Embrace the property's endearing quirks. This floor could be nicknamed "The Crooked House of Bishops Castle," a nod to its uneven old floors and characterful aging walls. Far from imperfections, these elements weave a tapestry of charm, whispering tales of history and lived-in comfort.

The en-suite facilities ensure privacy and convenience for guests or family members alike. The first floor of The Poppy House offers a serene escape, perfect for unwinding and recharging. With a touch of creative vision, this space can be transformed to suit your specific needs, whether a thriving B&B or a cherished family retreat.

### **A Private Sanctuary Awaits (Second Floor)**

A discreet door on the first floor beckons you upwards, revealing a staircase leading to the pinnacle of The Poppy House - a private sanctuary bathed in natural light. A spacious landing unfolds before you, its vaulted ceiling adorned with exposed beams, setting the stage for a truly unique living experience.

This floor functions seamlessly as a self-contained annexe, ideal for owner's accommodation or multi-generational living. An open-plan living room and kitchen create a welcoming heart, perfect for gathering and unwinding. Step through a door and find yourself transported to a private, raised garden accessible via a charming wooden bridge. Imagine savouring a morning coffee amidst the gentle breeze, enveloped in the tranquillity of your own green haven.

#### **Private Raised Gardens:**

These private raised gardens, approached from the top floor annexe, offer a unique vantage point, backing onto the old castle walls. This very pleasant area catches much of the daytime sun, boasting long-distance country views beyond the town. History buffs will be enthralled, as the longest stretch of the castle walls remains intact here. The original buttress can still be seen, standing proudly beside the remains of an old forge. This section of the wall is designated Grade I Listed, weaving a remarkable thread of history into the fabric of The Poppy House.

#### **Versatile Bedrooms & Additional Space:**

Two bedrooms complete the picture, each offering a peaceful retreat. One boasts a generous dressing room, easily transformed into an additional bedroom if desired. A loft room provides further space, perfect for a home office, hobby room, or even additional sleeping quarters. Finally, a well-appointed bathroom ensures convenience for all residents.

The true magic of the second floor lies in its versatility. This self-contained space can function beautifully as a private annexe, ideal for homeowners seeking a separate haven. Alternatively, it offers a perfect solution for multi-generational living, providing a comfortable space for extended family. With its own private access from the driveway below, the second floor presents a fantastic opportunity for holiday lets or long-term rentals, generating additional income.

#### **The Bakehouse: A Charming Cottage**

Adjoining The Poppy House lies a delightful two-bedroom cottage, The Bakehouse. This captivating property offers a world of possibilities, whether you seek a cosy haven or a source of income.

Step inside and discover a charming lounge/dining room with a unique bread oven, a testament to the property's history. Upstairs, two inviting double bedrooms and a well-appointed bathroom provide a tranquil escape.

The Bakehouse presents a flexible solution. Integrate it with The Poppy House for additional living space or a private sanctuary. Alternatively, generate income through long-term rentals or create a haven for multi-generational living. Complete with a charming courtyard garden and parking, The Bakehouse offers the perfect complement to The Poppy House.

#### **Services**

Mains water, electricity and drainage. Oil central heating to The Poppy House. A brand new electric boiler has been installed to Bakehouse Cottage.

#### **Important Notice**

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and you should take advice from your legal representatives and Surveyor.

#### **Referral Fee Disclaimer**

Grantham's Estates refers clients to carefully selected local service companies. You are under no obligation to use the services of any of the recommended companies, though if you accept our recommendation the provider is expected to pay us a referral fee.

**Money Laundering**

We will require evidence of your ability to proceed with the purchase, if the sale is agreed to you.

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples: Passport and/or Photographic Driving Licence and a recent Utility Bill.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 12018701 Registered Office:

Telephone: 01743 213 511

*Grantham's*  
ESTATES

[www.granthamsestates.co.uk](http://www.granthamsestates.co.uk)