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Offers in the region of £695,000

Viewing: strictly by appointment through the agent

Holland Broadbridge

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With substantial, well presented and improved living accommodation over three floors, this is an extremely attractive Grade II listed, five double bedroom, detached former farmhouse which is situated within the much sought after village location of Knockin. The property is well placed for easy access to the A5 which links up to major motorway networks, approximately five miles from the market town of Oswestry and 13 miles from the county town of Shrewsbury. Early viewing is a must for this superb property to be fully appreciated.

Accommodation

Dining room, sitting room, lounge, kitchen / breakfast room, side lobby, cloakroom, boiler room, laundry / store with additional store room to side with a range of period features, cellar, first floor landing having two double bedrooms having ensembles, third double bedroom and large shower room. Second floor landing having two further double bedrooms, one of which has an ensuite bathroom. Gravelled driveway, two single garages with useful outside stores and potting shed, outside wc, oil fired central heating, period features throughout. Viewing is highly recommended.

Original wooden entrance door gives access to:

Dining Room

19'3 x 13'0 (5.87m x 3.96m)

Having glazed sash window with fitted original shutters, quarry tiled floor, period fireplace with attractively tiled slips and decorative period fire surround, radiator, wall light points, fitted store cupboard. Door from dining room gives access to:

Sitting Room

18'2 x 14'2 (5.54m x 4.32m)

Having attractive fireplace, glazed sash window to front with original fitted shutters and glazed windows, overlooking gardens. Part glazed door giving access to rear of property. Exposed wooden flooring, radiator, fitted shelved store cupboard.

Door from dining room gives access to

Kitchen / Breakfast Room

16'10 x 15'3 max (5.13m x 4.65m max)

Having eye level and base units with built in cupboards and drawers, fitted granite worktops with Belfast-style sink and mixer tap over, space for appliances, glass display cabinets, sealed unit double glazed window overlooking courtyard. Quarry tiled floor, radiator, exposed beam to ceiling, pantry-style store cupboard, integrated dishwasher. Door from kitchen / breakfast room gives access to:

Inner Lobby

Having glazed window, overlooking side courtyard. Spotlights to ceiling. From inner lobby, door gives access to:

Lounge

18'10 x 14'3 (5.74m x 4.34m)

Having two glazed sash windows with fitted original shutters to front and side elevation of property, two radiators, tv aerial points, wood burning stove set to a painted hearth with period timber fire surround, fitted storage units with shelving above, range of wall light points, wall-mounted thermostat heating control panel.

From lobby door gives access to:

Cloakroom

Having low flush wc, pedestal wash hand basin with tiled splash surround and mixer tap over, tiled floor, radiator. Door from cloakroom gives access to:

Boiler Room

Having floor mounted oil fired central heating boiler, pressurised water cylinder, glazed window, tiled floor.

Door from kitchen breakfast room gives access to brick steps which lead down to:





L-Shaped Cellar

18'9 max x 13'8 max (5.72m max x 4.17m max)

Door from kitchen / breakfast room, gives access to:

Large Laundry Room / Store

20'11 x 18'10 max (6.38m x 5.74m max)

Having quarry tiled floor, space for washing machine, fitted water, sealed unit double glazed window, eye level and base units. Period features, including original beamed vaulted ceiling, bread oven, original cast iron and brick washing cauldron. Door then gives access to:

Store Room Two

12'11 x 11'8 (3.94m x 3.56m)

Having quarry tiled floor, sealed unit double glazed window and original slate worktops / benches.

From dining room, stairs rise to:

First Floor Landing

Having glazed window to rear, exposed timbers, part exposed wooden floors, radiator. From first floor landing access is given to three bedrooms, two bathrooms and one shower room.

Bedroom Suite

14'11 x 12'4 (4.55m x 3.76m)

Having glazed sash window to front, radiator, exposed beams to ceiling, wall light points. Dedicated en-suite bathroom.

Ensuite Bathroom

11'3 x 6'11 (3.43m x 2.11m)

Having a three piece white suite comprising: panel bath with shower attachment off taps, low flush wc, pedestal wash hand basin with mixer tap over, wall mounted extractor fan, radiator, glazed window to rear.

Bedroom

13'6 x 12'4 (4.11m x 3.76m)

Having glazed sash window to front, wall light points, radiator, large built in wardrobe, exposed beam to ceiling.

Bedroom Suite

15'1 x 11'4 (4.60m x 3.45m)

Having glazed sash window to front, wall light points radiator, exposed beam to ceiling. Dedicated en-suite bathroom.

Ensuite Bathroom

11'10 x 7'3 (3.61m x 2.21m)

Having a three piece white suite, comprising: roll top bath, with shower attachment off taps, low flush wc, pedestal wash hand basin with mixer tap over, glazed window to rear, wall mounted extractor fan, radiator.

Large Shower Room

16'3 x 15'11 (4.95m x 4.85m)

This spacious shower room comprises: large tile shower cubicle with shower over, pedestal wash hand basin with mixer tap over, low flush wc, glazed window to rear, two radiators, exposed beams with part sloping ceilings.

From first floor landing, stairs rise to:

Second Floor Landing

Having glazed window to rear, exposed beam to ceiling, access is then given to further bedrooms.

Bedroom

18'10 x 14'10 (5.74m x 4.52m)

