



# BROOK HOUSE

OSBASTON | OSWESTRY | SY10 8HT









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Oswestry 6 miles | Shrewsbury 13 miles | Wrexham 20 miles | Chester 32 miles  
(all mileages are approximate)

A CHARMING AND VERSATILE COUNTRY PROPERTY SET  
WITHIN GENEROUS GARDENS IN A POPULAR RURAL LOCATION.

Versatile Accommodation with Multi-Generational Possibilities  
Attractive Gardens extending to around 0.42 acres  
Double Garage  
Range of Traditional Features  
Rural Location Convenient for Oswestry and Shrewsbury  
Wonderful Views towards the Welsh Hills



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Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

Brook House is a particularly charming and substantially improved detached three/four bedroom country property which provides just under 3,000 square feet of versatile and characterful living accommodation retaining a range of traditional features, with scope for dependant or multi-generational living, along with an adjoining double garage.

The property is positioned within generous landscaped gardens which extend, in all, to around 0.42 acres, or thereabouts, and border open farmland, with spectacular views provided over open fields and towards the Welsh Hills.



## SITUATION

Brook House lies on the perimeter of the rural hamlet of Osbaston and around one mile from the village of Knockin, a traditional north Shropshire village which boasts a respectable range of amenities, including Village Shop, Church, Medical Centre, and Public House; with the thriving market town of Oswestry situated approximately six miles to the north and providing a more comprehensive range of facilities, such as Schools, Supermarkets, and a range of independent boutiques.

The property is also well placed for access to the wider area and, in particular, the county centres of Shrewsbury and Wrexham, both of which offer an exhaustive range of amenities of all kinds, with theatres, galleries, and a host of cultural attractions in place.

## SCHOOLING

Within a short drive are a number of highly rated state and private schools including Kinnerley C of E Primary School, Packwood Haugh School, Oswestry School, Ellesmere College, Moreton Hall, Corbet School, Adcote School for Girls, and Shrewsbury College.

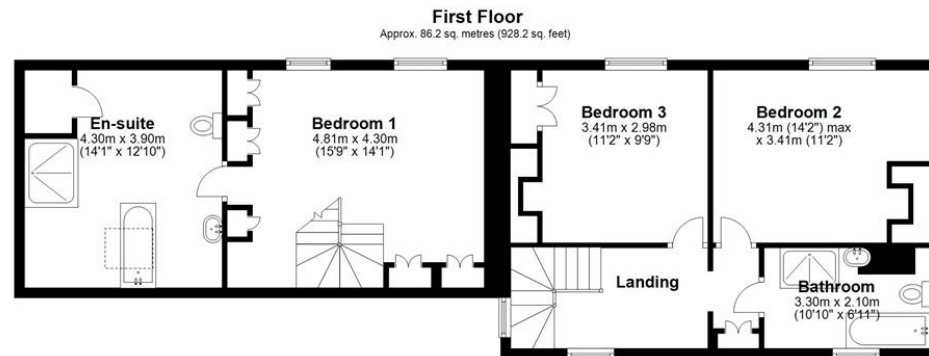
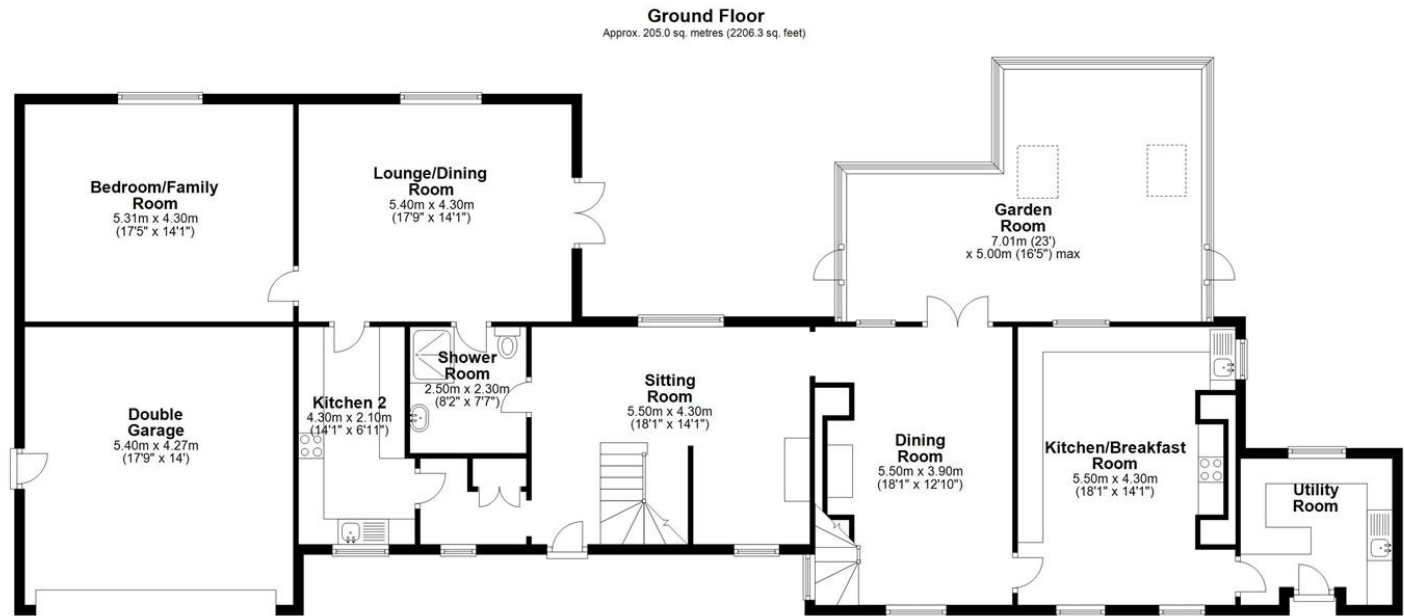


## PROPERTY

Brook House is understood to have originated as a traditional country cottage which has, over the succeeding years, been appreciably extended and improved to now stand as a substantial country property providing almost 3,000 sq ft of characterful and flexible living accommodation, with the principal access leading in to a particularly welcoming Reception/Sitting Room with ample space for seating areas and a door leading into a more formal, and yet still decidedly cosy, Dining Room complete with an inglenook fireplace which houses a “living flame” effect fire, and with doors which open out into a wonderful Garden Room boasting triple aspect windows to capitalise on the far-reaching views which take in open farmland and stretch towards the Welsh hills. Also accessed from the Dining Room is a fully-equipped Kitchen which has been sympathetically modernised in recent years to provide a chic yet fitting aesthetic to complement the period nature of the property with, directly adjoining the Kitchen, a useful Utility Room.

The southern aspect of the ground floor has been designed to provide excellent potential for multi-generational or dependant living, or even as holiday accommodation, however, with a modicum of reconfiguring, the space could readily serve more traditionally structured buyers, with a door leading from the Reception/Sitting Room into a secondary Kitchen, this flowing through to a Living/Dining Room with French-doors allowing directly on to the gardens and internal doors leading, respectively, into a Bedroom and Shower Room.

From the Reception/Sitting Room, wooden stairs rise to an impressive Master Suite, independent of the remainder of the first floor, which comprises a generous Bedroom with exposed ceiling timbers, recessed wardrobes and uninterrupted views across the surrounding countryside, this leading on to an En-Suite Bathroom containing a traditionally styled suite.



Total area: approx. 291.2 sq. metres (3134.5 sq. feet)  
**Brook House**

From the Dining Room, secondary stairs rise to a landing containing the culmination of the first floor accommodation, with doors providing access into two further bedrooms, both of which boast further traditional features and contain ample space for double beds, and a family Bathroom with views across the front gardens.





## GARDENS

Brook House is positioned within generous grounds which extend, in all, to around 0.42 acres, or thereabouts, and are entered via a traditionally styled “five-bar” gate set within mid-level brick walls, this leading on to a sweeping gravelled driveway which encloses a landscaped garden comprising a meandering gravelled/paved pathway which leads between areas of lawn, established trees, seating areas, and well-stocked floral beds, with the driveway culminating in a parking area set before the adjoining double Garage (approx. 5.40m x 4.27m).

To the rear of the property, on its western side, are further areas of lawn and a timber Summerhouse.

The gardens represent an especially lovely space in which to enjoy the calibre of the setting and, in particular, the wonderful views provided by the undulating fields and the genteel peaks of the Welsh Hills which surround the property.

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## SERVICES

We understand that the property has the benefit of mains water and electric. Drainage is to a private system and the heating is oil-fired.

## LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

## COUNCIL TAX

Council Tax Band: E

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

## RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.

## DIRECTIONS

What3Words /// sampling.zinc.teach

Leave the Mile End Roundabout on the A483 in the direction of Welshpool and continue for around 3.3 miles until reaching the Lynclys crossroads, here turn left onto the B4396 and proceed for approximately 2.4 miles where the property will be situated on your right, identified by a Halls “For Sale” board.



### IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with

- regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.

