



FOR SALE

Offers in the region of £400,000

## 1 Stone Cottage Chapel Lane, Knockin Heath, Oswestry, SY10 8ED

A charming two-bedroom period country cottage offering scope for modernisation and accompanied by land and gardens which extend to around 2.75ac, alongside a range of outbuildings, peacefully situated within the popular village of Knockin Heath.





Baschurch (6 miles), Oswestry (9 miles), Shrewsbury (11 miles), Ellesmere (13 miles),

All distances approximate.



- **Traditional Cottage**
- **Scope for Modernisation**
- **Ext, in all, to 2.75 acres**
- **Range of Outbuildings**
- **Outline Planning for One Dwelling**
- **Rural Hamlet Location**

## DESCRIPTION

Halls are delighted with instructions to offer 1 Stone Cottage in Knockin Heath for sale by private treaty.

1 Stone Cottage is a traditional partially-sandstone cottage which has, over the years, been extended to now offer around 750 sq ft of flexible living accommodation positioned over two floors, all of which now provides excellent scope for further extension, modernisation, and improvement (LA consent permitting), whilst comprising, on the ground floor, a Kitchen, Utility Room, Inner Hallway, Bathroom, and Living Room, together with two first floor Bedrooms.

Now expired planning permission was granted in 2009 for two storey side extension and single storey rear extension.

The property is complemented by land and gardens which extend, in all, to around 2.75 acres, or thereabouts, and enjoy a desirable southerly aspect. The cottage is accessed off a quiet country lane onto a generous parking area which space for a number of vehicles, this leading on predominately lawned gardens interspersed by shrubs, bushes, and floral beds, alongside two timber summerhouse/stores, and a brick-built outbuildings

Outline planning permission was granted in 2022 for erection of one dwelling, situated on the west of the property's gardens.

Situated to the south of the property, and accessed via the gardens or a separate dedicated access off Chapel Lane, is a predominately grass paddock extending to around 2.5 acres, or thereabouts, ideal for the grazing of a variety of livestock and with scope (LA consent permitting) for equestrian or agricultural development. The land features a range of useful and versatile outbuildings, including stable block and general storage barn.

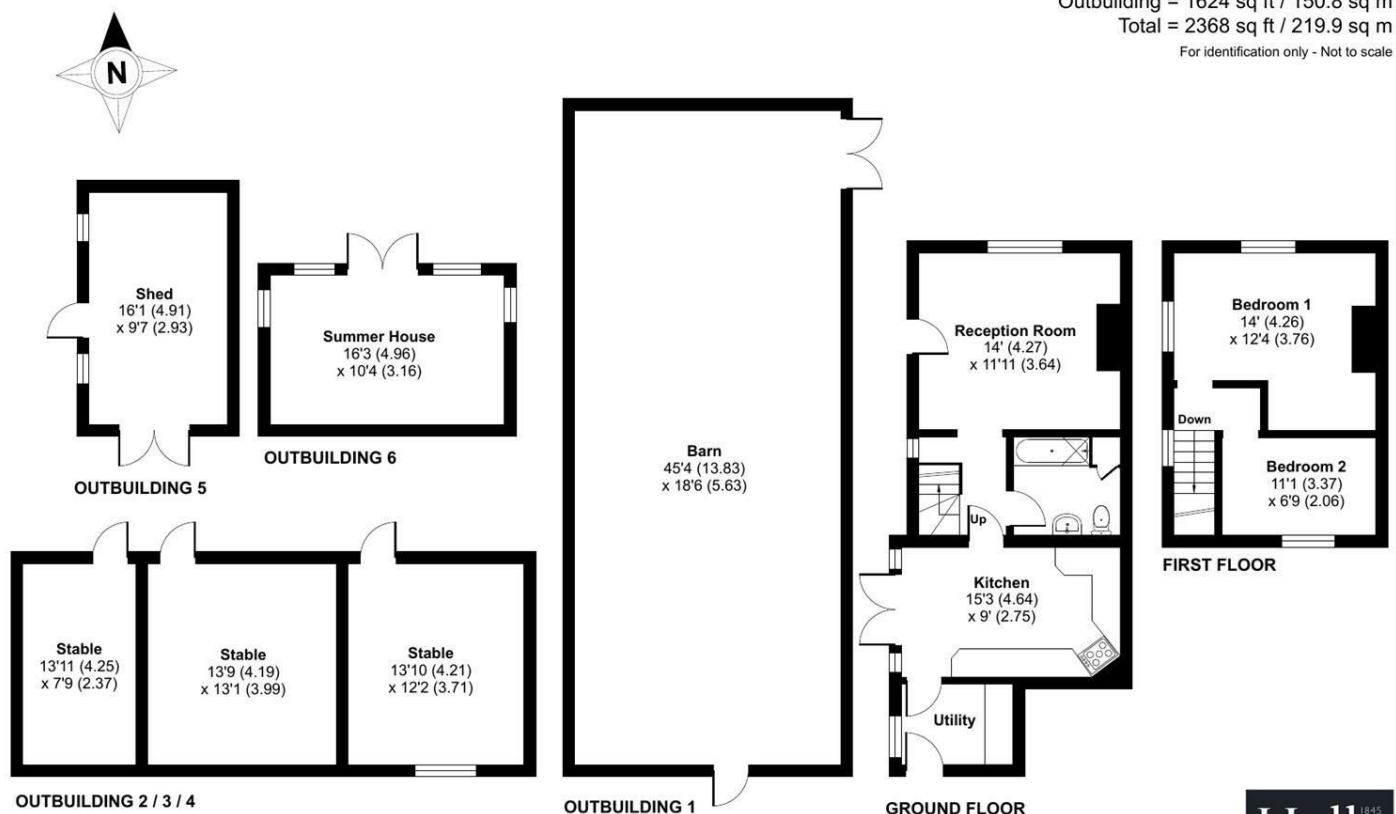
## SITUATION

The property is positioned in a particularly desirable area within the charming rural hamlet of Knockin Heath, which boasts an excellent array of footpaths and quiet country lanes, ideal for those with rambling, cycling, or equestrian interests, with the local villages of Knockin, Ruyton XI Towns, and West Felton, providing a respectable range of day to day amenities, including Schools, Convenience Shops, and Public Houses. Whilst enjoying a thoroughly serene setting, the property retains a convenient proximity to the nearby A5, from where easy access is provided to the towns of Oswestry and Shrewsbury, both of which offer a more comprehensive range of facilities and attractions.



Approximate Area = 744 sq ft / 69.1 sq m  
 Outbuilding = 1624 sq ft / 150.8 sq m  
 Total = 2368 sq ft / 219.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1291252



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.





1 Reception  
Room/s



2 Bedroom/s



1 Bath/Shower  
Room/s



### SCHOOLING

Within a convenient proximity are a number of well-regarded state and private schools, including Kinnerley C of E Primary, St.Andrews C of E Primary, St.John the Baptist C of E Primary, Baschurch C of E Primary, The Corbett School, Moreton Hall, Packwood Haugh, Adcote School for girls, and Ellesmere College.

### THE PROPERTY

The property provides principal access via a set of double-opening doors positioned on the side of the property, which enter into a Kitchen featuring a selection of base and wall units with surfaces over, alongside space for a seating/breakfast table, and from a door leads into a useful Utility Room with further wall units and a work surface with planned space for appliances beneath, as well as a rear access door.

Leading from the Kitchen, a door provides access into an Inner Hallway, where stairs rise to the first floor, with storage space below, and from where doors lead, respectively, into a family Bathroom containing a suite comprising a bath, low-flush WC, and hand basin; and into a welcoming Living Room with window onto the front elevation, a secondary access door, and open-fire set within a tiled hearth and surround.

Stairs rise from the Inner Hallway to a first floor landing with window onto the side elevation, and from where a door lead into a well-proportioned master Bedroom with window onto the front; with the living accommodation completed by a second first floor Bedroom with window onto the rear, overlooking the gardens and land beyond.

### GARDENS

The property is accessed off a quiet country lane onto a generous parking area with ample space for a number of vehicles, this leading on to an area of lawn situated to the west of the property. Outline planning permission has been granted for the erection of a single dwelling on this element of the gardens.

A planned walkway then segues through to a further area of garden featuring a number of versatile outbuilding, these comprising a timber storage shed, a timber Summerhouse, and a brick-built storage shed; this area culminates at a fence which acts to separate the gardens from the land and yard beyond

### LAND

The land is a particularly notable feature of the property and extends, in all, to around 2.47ac, or thereabouts, with access provided via the gardens or through a dedicated access situated slightly further along Chapel Lane. The acreage is, at present, predominately in grass with a yard area positioned closest to the property and featuring two versatile outbuildings; a part brick/part block stable block ideal for those with equestrian interests, and a large portal frames barn providing general storage.

### THE ACCOMODATION COMPRISES

- Ground Floor -

Kitchen: 4.64m x 2.75m

Living Room: 4.27m x 3.64m

Family Bathroom:

Utility Room:

- First Floor -

Bedroom One: 4.26m x 3.76m (max)

Bedroom Two: 3.37m x 2.06m

### PLANNING PERMISSION

Outline planning permission was granted in 2022 for the erection of one dwelling, details of which can be viewed on the local authority planning portal, using the reference 22/05569/OUT

Now expired planning permission was granted in 2009 for the erection of a two storey side extension and single storey rear extension, details can be viewed on the local authority planning portal with the reference 09/01027/FUL.





### DIRECTIONS

From Oswestry proceed to the A5 roundabout known as 'Mile End' and take the A483 signposted Welshpool/Newtown. Proceed and take the second turn to the left signposted Maesbury. Continue through the village of Maesbury and through Woolston Bank until reaching a 'T' junction, turn left and continue through the village of Knockin, proceed out of the village for approx 2 miles and take a right signposted Dovaston/Kinnerley and follow this lane, turn left at the T junction, whereby the property will be viewed to the right hand side.

### W3W

///swatting.partition.bits

### SERVICES

We understand that the property has the benefit of mains water and electric. The drainage is provided by a private system.

### TENURE

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

### LOCAL AUTHORITY

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

### COUNCIL TAX

The property is in Council Tax band B.

### ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

### VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

# FOR SALE

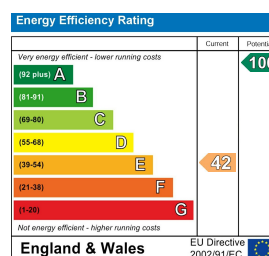
## 1 Stone Cottage Chapel Lane, Knockin Heath, Oswestry, SY10 8ED



**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



01691 622 602

**Ellesmere Sales**

The Square, Ellesmere, Shropshire, SY12 0AW

E: [ellesmere@halls.gb.com](mailto:ellesmere@halls.gb.com)



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.