



Old House, Knockin, Shropshire

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# Old House, Knockin, Shropshire, **SY10 8HJ**

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A handsome period village house with great potential standing in generous grounds in need of renovation.

## Summary of accommodation

**Ground Floor** Hallway | Drawing room | Dining room | Kitchen

W.C. | Boot room

**First Floor** Two double bedrooms | Bathroom

**Garden and grounds** Generous gardens | Garage

Brick workshop/garden store | Brick pig sty

## Situation

Old House is found in the centre of the delightful village of Knockin, with its array of amenities and services including a public house, post office/shop, village hall, Church, and cricket club. The nearby market towns of Shrewsbury and Oswestry provide an excellent range of shops and further amenities. The area is noted for its independent schools, including Packwood Haugh Prep School, Moreton Hall, Oswestry School, Ellesmere College along with Chester and Shrewsbury schools.

The location allows access to Chester and the north-west via the A5 and to the south, Shrewsbury, Birmingham and the Midlands via the A5/M54. Regional airports include Liverpool, Manchester and Birmingham.

Shrewsbury 13 miles, Welshpool, 14 miles, Oswestry 5.5 miles, Chester 32 miles, Liverpool Airport 55 miles.(Distances and time approximate).



## Old House

Believed to date back to the early 17th century, Old House is a handsome Grade II listed village property with a wealth of period features. The house is now in need of renovation and provides a unique opportunity with great potential.

In its existing layout, Old House provides two generous reception rooms found to the front, south-facing elevation. The drawing room has a parquet floor, beamed ceiling, and fireplace with oak lintel. The adjacent dining room, which leads into the kitchen, has a further fireplace and views over the front gardens. A kitchen, utility room and W.C. with quarry tiled floors are found to the rear of the house.

Two separate staircases rise to the first floor, accessing two double bedrooms and a family bathroom off a central landing area.



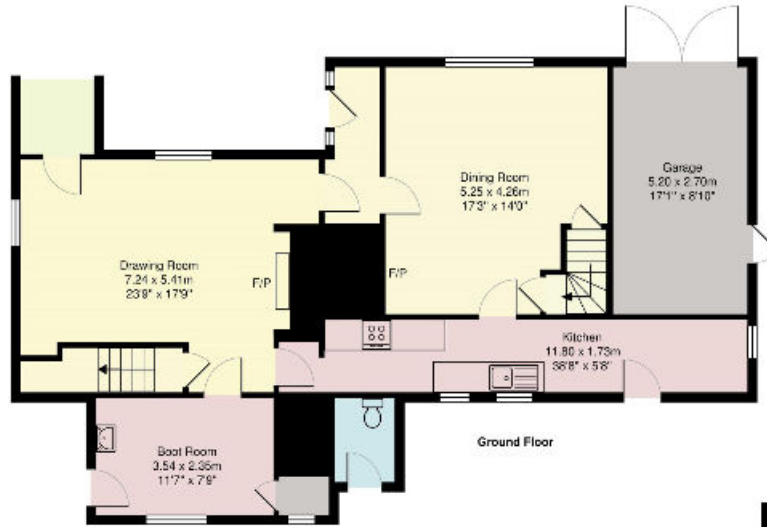


A unique opportunity with great potential.



# Old House

Approximate Gross Internal Floor Area  
165 sq m / 1780 sq ft

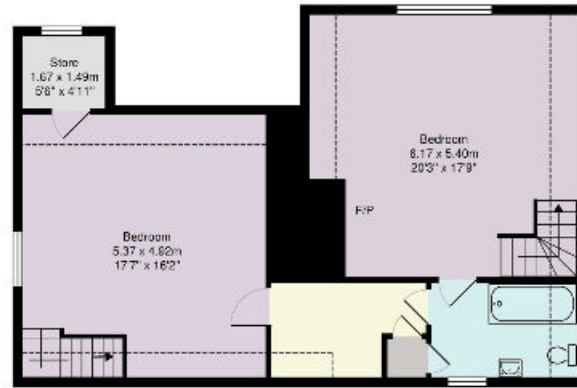


# Garage

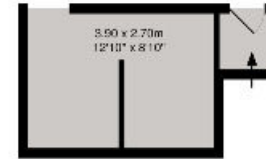
Approximate Gross Internal Floor Area  
7.9 sq m / 85 sq ft

# Store, Workshop and Sty

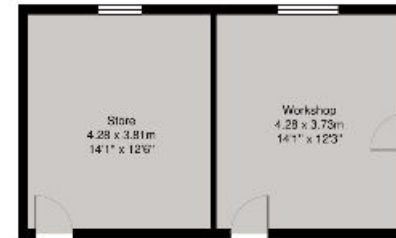
Approximate Gross Internal Floor Area  
44 sq m / 474 sq ft



First Floor



Old Pig Sty



Outbuilding



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated November 2022. Photographs and videos dated November 2022.

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## Garden and Grounds

The property stands in just over a third of an acre of grounds, with substantial rear gardens offering great potential. There are areas on either side of the property which could, subject to the necessary permissions, provide space for off road parking or extension to the existing curtilage. There are two brick outbuildings, one workshop/ garden store and a pair of former pig stys.

## Agents notes

The property is within a conservation area.

The property is Grade II Listed.

The vendors have undertaken a condition survey report which is available to interested parties on request.



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## Services

Solid fuel heating, mains drainage and electricity. The vendor is unsure as to the mains gas connection.

## Tenure

Freehold

## Local authority and council tax

Shropshire council. Band C.

## Directions (Postcode SY10 8HJ)

From Shrewsbury take the A5 towards Oswestry. At the roundabout beyond the dual carriageway by-passing Nesscliffe, take the first exit onto the B4396. Travel for 5.4 miles and into the village of Knockin. Old House is found on the right-hand side, in the centre of the village, opposite the Bradford Arms.

W3W: bonnet.canoe.bungalows

## Viewings

All viewings must be made strictly by appointment only through the vendors' sole selling agents, Knight Frank.

tel: 01743 664200.

email: shrewsbury@knightfrank.com

