



Vine Tree House, Knockin, Shropshire



Vine Tree House, Knockin, Oswestry Shropshire SY10 8HJ

A charming period property set in the village of Knockin, with potential to develop into a lovely village house.

Vine Tree 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.

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



Vine Tree House

Believed to date back to the early 17th century, Vine Tree House is a handsome Grade II listed village property. Hosting period features and character throughout, the house is now in need of renovation, providing a fantastic opportunity to create a lovely family home.

Vine Tree House hosts multiple reception rooms on the ground floor, providing excellent entertainment space, complemented by a character filled reception hall, for dining. The kitchen and boot room run along the rear of the property, overlooking the rear gardens, whilst a W/C completes the ground floor.

Stairs rise to the first floor, where you are greeted by a large landing area which provides access to three double bedrooms, each complemented by traditional wooden floorboards, and the family bathroom.







Gardens and Grounds

The property stands in generous grounds, with enclosed rear gardens offering great potential and privacy. To the side of the property is a driveway, allowing for off-street parking. An attached barn is located to the rear of the property, primed for development to extend and create a fantastic multipurpose living accommodation, subject to the necessary planning permissions.

Agents note

The property is within a conservation area. The property is grade 2 listed. The vendors have undertaken a condition survey report which is available to interested parties on request.



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Property Information

Tenure: Freehold

Services: TBC

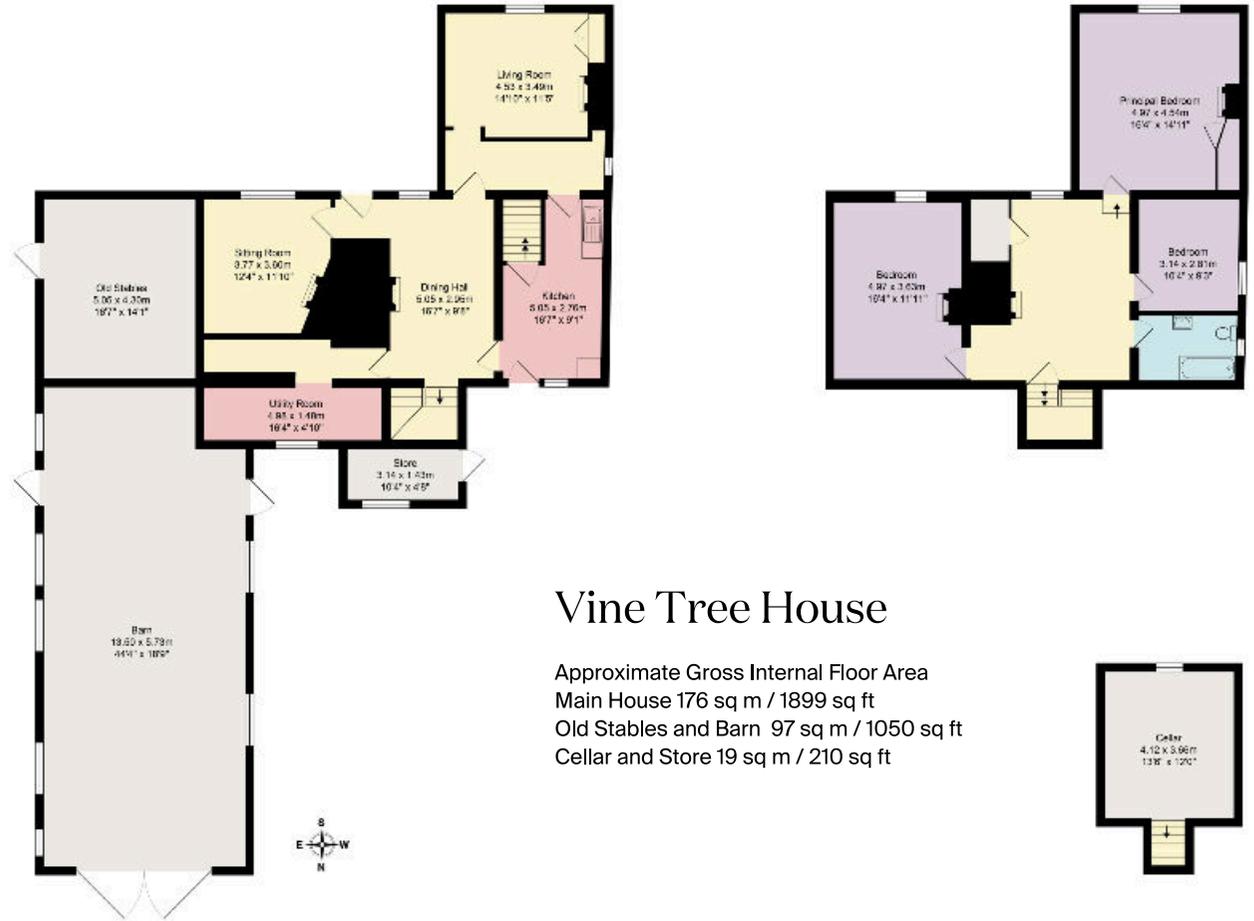
Local authority: Shropshire council.

Council tax: Band E.

Directions

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. Vine Tree House is found on the Right-hand side, towards the end of the village, opposite the Knockin Shop.

W3W: connects.vowed.jubilant



Vine Tree House

Approximate Gross Internal Floor Area
Main House 176 sq m / 1899 sq ft
Old Stables and Barn 97 sq m / 1050 sq ft
Cellar and Store 19 sq m / 210 sq ft

Knight Frank

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I would be delighted to tell you more

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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.

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Particulars dated December 2023. Photographs and videos dated December 2023.

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