



The Old Forge, Knockin, Oswestry, Shropshire, SY10 8HQ

£549,995

This interesting former blacksmiths shop and house has been tastefully converted to provide incredibly spacious 4 bedroomed accommodation that will be of appeal to a range of buyers. Downstairs are Large Entrance Hall, 5 Reception Rooms, Utility, Large Bedroom With En-suite Shower Room, Bathroom.

Upstairs Are Three En-suite Bedrooms. This Versatile Property has Recently Operated As A successful Bed & Breakfast And Would Also Be Ideal For Multi Generational Living.

The Convenient Central Village Location And Gardens Are Further Attractions.

Please Look At The Floor Plan And Description For Further Info.



The Old Forge, Knockin, Oswestry, Shropshire, SY10 8HQ Ref: 4618

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Description

This beautiful former Blacksmiths Shop and adjoining house has been tastefully converted to provide substantial, versatile accommodation. Centrally located within an attractive village, just 5.5 miles from Oswestry and 12.5 miles from Shrewsbury, the excellent village facilities include a shop, church, pub, GP Surgery and Pharmacy and local bus service. There is a Primary School in the neighbouring village of Kinnerley which is just 1.3 miles away. The property retains great character with great living space and bedrooms set over both floors which lends itself to multi-generation living. Formerly operating as a bed and breakfast, there is great scope to utilise that aspect of the accommodation (subject to any necessary approvals).

Accommodation

Recessed porch, entrance door.

Reception Hall 13' 1" x 10' 11" (3.98m x 3.32m)

A lovely light room with quarry tiled flooring, double French doors leading to rear garden, feature exposed brickwork, understairs cupboard, storage cupboard, staircase leads to First Floor Landing.

Sitting Room 15' 7" x 12' 6" (4.75m x 3.81m)

Multi fuel cast iron stove, wealth of exposed ceiling timbers, 2 front windows and stable door.

Dining Room 15' 7" x 11' 3" (4.75m x 3.43m)

Exposed ceiling timbers, 2 windows.

Kitchen/Breakfast Room 16' 0" x 13' 9" (4.87m x 4.19m)

Fitted with quality oak units with granite work tops. Integrate fridge/freezer, slate tiled flooring, breakfast bar, exposed timbers, part vaulted ceiling, window to front.

Living Room 20' 10" x 16' 0" (6.35m x 4.87m)

The former Blacksmiths Shop, this room is rich in character and makes for a real centrepiece of the property with exposed timbers and pull down ladders leading to mezzanine landing. Feature fireplace with exposed brickwork to chimney breast with multi fuel wood stove set to stone hearth. Period Blacksmiths cooler. 2 windows to the front. French door leading to rear courtyard.

Inner Hall

Store Cupboard. Doors lead off to bedroom 5, study and bathroom

Sitting Room 15' 8" x 7' 6" (4.77m x 2.28m)

Side window with views over adjoining countryside.

Study 12' 0" x 7' 8" (3.65m x 2.34m)

Side window overlooking garden.

Bathroom

With modern white suite providing: Bath with shower screen and shower unit over, wash basin, WC, side window.

Utility Room

Oil fired central heating boiler.

Bedroom 4 With En-suite Shower Room 15' 4" x 11' 10" (4.67m x 3.60m)

Window overlooking garden. Shower room with tiled shower cubicle, wash basin, WC.

First Floor Landing

Bedroom 1 with En-suite WC 15' 11" x 12' 1" (4.85m x 3.68m)

Bedroom with range of fitted wardrobes and cupboards, window overlooks open countryside. En-suite WC with white 2 piece suite providing wash basin, WC.

Bedroom 2 With Jack And Jill Shower Room 15' 6" x 11' 0" (4.72m x 3.35m)

Bedroom with built in wardrobe, window to the front. Shower Room with tiled shower cubicle, wash basin, WC, skylight. Additional door to landing.

Bedroom 3 with En-suite Shower Room 15' 8" x 12' 10" (4.77m x 3.91m)

Bedroom with exposed timbers, built in wardrobe, 2 windows to the front. En-suite shower room with tiled shower cubicle, wash basin, WC.

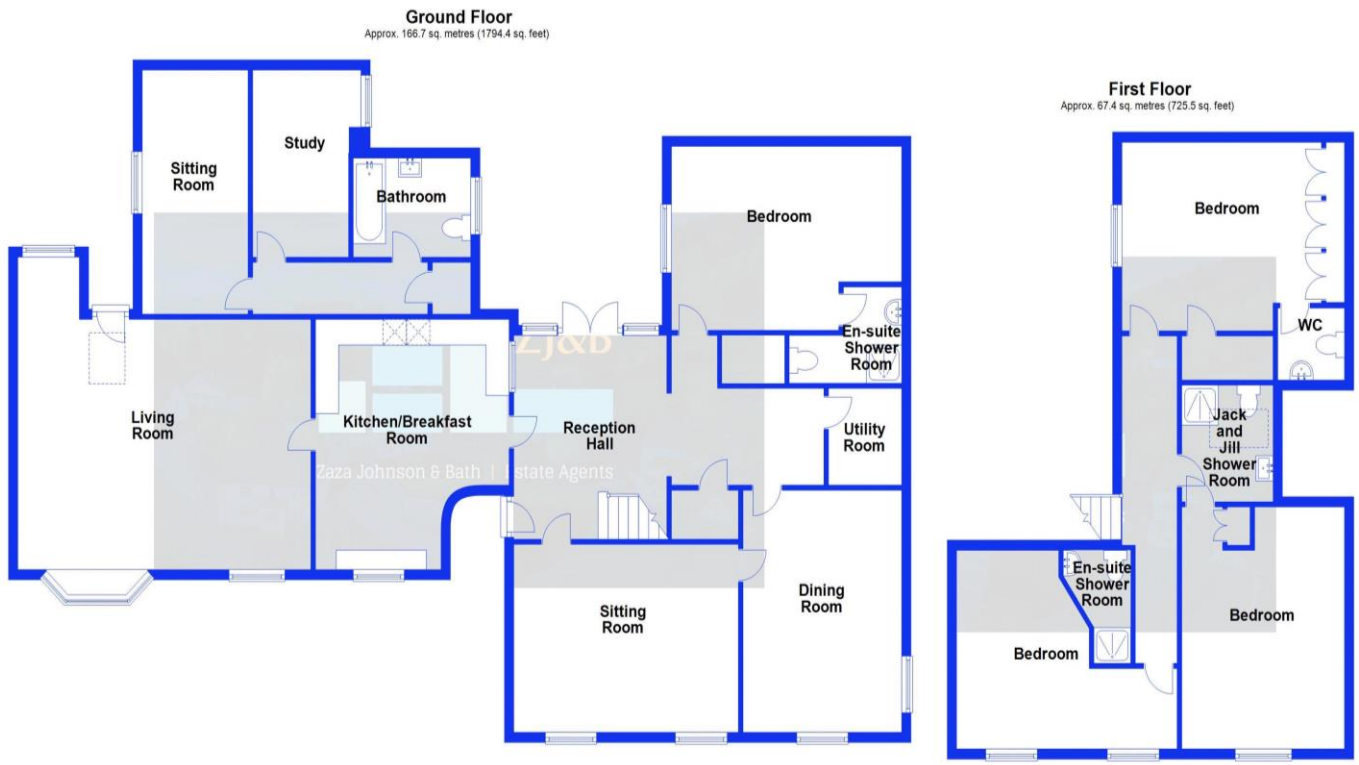
Gardens

Extensive rear gardens offer a good degree of privacy. Approached onto a flagged patio providing seating area. raised lawn beyond with well stocked borders containing specimen shrubs. Range of useful stores, Gravelled courtyard to the side of the property with low stone wall, affords viewings over adjoining fields. To the side of the property is a lane, which The Old Forge has right of way over, which provides access to the rear garden, where there is potential for a further parking area / garage construction (Subject to any necessary planning consent)

Council Tax Band E

Tenure: Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

Viewing: To arrange a viewing call in at our office or telephone **01743 248351**



Total area: approx. 234.1 sq. metres (2520.0 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.
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FLOOR PLANS FOR GUIDANCE ONLY

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

The Old Forge KNEC98 OSWESTRY SY10 8HQ	Energy rating	Valid until:	4 July 2032
	E	Certificate number:	0390-2720-2160-2022-5861

Property type
Detached house

Total floor area
228 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance) <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>

Energy rating and score

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice. To arrange an appointment with Stephen Bath of Bee Mortgages, who is based at our office, call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage