



**Zaza Johnson & Bath**  
Estate Agents

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## **1 Stone Cottages, Chapel Lane, Knockin Heath, Oswestry, Shropshire, SY10 8ED**

### **Offers in the Region Of £475,000**

An excellent opportunity has arisen to purchase this beautiful small holding consisting of a 2 bedroom semi detached stone cottage, garden with planning permission for a detached dwelling, roughly 2.5 acres of land currently used as grazing land and stable yard and a range of outbuildings. The accommodation of the cottage includes Living Room, Downstairs Bathroom, Kitchen/Dining Room, Utility Room, 2 Bedrooms. Large Driveway providing space for ample parking. Viewing Highly Recommended.



## **1 Stone Cottages, Chapel Lane, Knockin Heath, Oswestry, Shropshire, SY10 8ED**

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

### **Accommodation comprises**

Wooden glazed entrance door.

#### **Living Room** 11' 11" x 14' 0" (3.63m x 4.26m)

Carpet, sash window to the front, working open fireplace with tiled surround and mantle, storage heaters.

#### **Hallway** 7' 5" x 5' 9" (2.26m x 1.75m)

Carpet, window to the side, staircase leading to First Floor Landing, electrical consumer unit.

#### **Bathroom** 7' 5" x 7' 5" (2.26m x 2.26m)

Fitted with 3 piece suite including bath with mixer shower above and tiled walls around,, wash basin, WC, built in cupboard housing hot water cylinder, tile effect vinyl flooring, part tiled walls, extractor fan, electric storage heater.

#### **Kitchen/Dining Room** 9' 0" x 15' 2" (2.74m x 4.62m)

Quarry tile flooring, fitted with base and eye level units with laminate worktops, inset 4 ring gas hob with electric oven below, stainless steel splash back, double bowl sink unit, electric storage heater, uPVC double glazed French doors with side windows leading to the garden.

#### **Utility Room** 5' 6" x 7' 9" (1.68m x 2.36m)

Quarry tile flooring, window to the side, glazed door to rear garden.

#### **First Floor Landing** 6' 0" x 3' 0" (1.83m x 0.91m)

Window to the side, electric storage heater, access to loft space.

#### **Bedroom 1** 8' 11" x 14' 0" (2.72m x 4.26m)

Carpet, dual aspect sash windows to the front and side, built in wardrobe.

#### **Bedroom 2** 6' 11" x 11' 0" (2.11m x 3.35m)

### **Outside - Front**

### **Garden and Land**

Garden with planning permission for a detached dwelling, roughly 2.5 acres of land currently used as grazing land and stable yard and a range of outbuildings

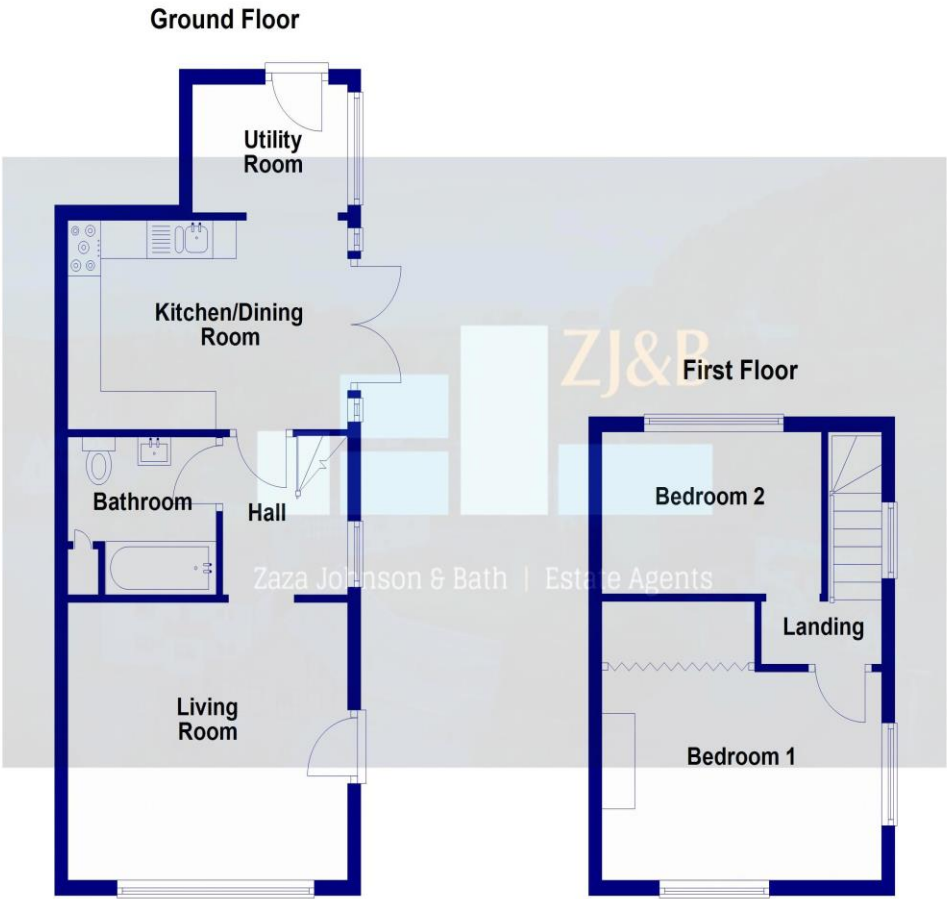
### **Planning Permission**

Outline planning permission has been approved for a detached dwelling on this site in the popular village of Knockin Heath - Reference: 22/05569/OUT

### **Council Tax Band B**

**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**



1 Stone Cottages, Chapel Lane, Knockin Heath, Oswestry

FLOOR PLANS FOR GUIDANCE ONLY

05/03/2025, 12:49 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

English | [Cymraeg](#)

### Energy performance certificate (EPC)

1 Stone Cottages Chapel Lane Knockin Heath OSWESTRY SY10 9SD	Energy rating <b>E</b>	Valid until: 8 February 2034 Certificate number: 0380-2575-5390-2124-8431
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Property type: Semi-detached house  
Total floor area: 68 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 \(https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-private-rented-properties\)](https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-private-rented-properties)

#### Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

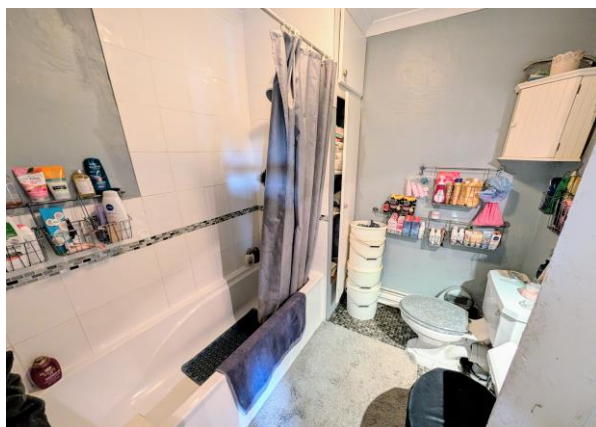
- the average energy rating is D
- the average energy score is 60

#### Breakdown of property's energy performance

<https://find-energy-certificates.service.gov.uk/energy-certificate/0380-2575-5390-2124-8431>

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### 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**