



Zaza Johnson & Bath
Estate Agents

41 St Johns Hill ■ Shrewsbury ■ SY1 1JQ ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



The Pines , Knockin Heath, Oswestry, Shropshire, SY10 8EA

£600,000

This very special, elegant 1800s detached bay-windowed country house enjoys an appealing rural location whilst being within easy reach of both Shrewsbury and Oswestry.

With three large double bedrooms (one of them en-suite), three substantial reception rooms, a home office/study/playroom, recently renovated country kitchen, garage and detached sandstone out-building, the property should appeal to a wide range of potential buyers.

This delightful house affords a high degree of privacy, adjacent to open fields and not over-looked, yet with excellent views. The current owners have updated many aspects of the house and are only selling reluctantly due to relocation.



The Pines , Knockin Heath, Oswestry, Shropshire, SY10 8EA

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

The hamlet of Knockin Heath is located just off the A5 about 11 miles north-west of Shrewsbury. A village store, church, Post Office and pub can be found in the adjacent village of Kinnerley, less than 2 miles away, whilst the village of Knockin, with village store (the infamous 'The Knockin Shop') and well-regarded Medical Centre, is a further mile on. Nearby Nesscliffe Woods and The Cliffe provide excellent country walks and superb views over the surrounding area. Full fibre broadband is currently being installed, and 5G mobile phone coverage is planned.

Accommodation comprises

Elegant, central canopied Entrance Porch with quarry tile flooring. Glazed entrance door.

Entrance Hall 14' 0" x 6' 0" (4.26m x 1.83m)

Tiled flooring, radiator, under stairs storage cupboard, staircase leads to First Floor Landing.

Living Room 17' 5" x 12' 0" (5.30m x 3.65m)

A delightful room with wide walk in bay window with French doors opening to the front, ornate wooden fire surround with marble inlay and hearth and fuel effect fire inset, wood style flooring, double radiator.

Sitting Room 17' 5" x 11' 1" (5.30m x 3.38m)

Ornate fire surround with exposed brickwork, cast iron glass fronted wood burner set to quarry tile hearth, double radiator, wide walk in bay window to the front.

Garden Room 13' 8" x 1' 5" (4.16m x 0.43m)

Vaulted ceiling, tiled flooring, radiator, exposed sand stone wall, double glazed windows and French doors lead to Garden.

Kitchen/Dining Room 15' 11" max x 12' 8" (4.85m x 3.86m)

Beautifully fitted with a comprehensive range of units, worktops with splash backs, inset 1 1/2 bowl sink unit, integrated induction hob with filter hood above, electric double oven, ample space for further appliances and dining table, double glazed side and rear windows overlooking garden, doors to Utility Room and Office.

Utility Room

Worksurface, range of cupboards, plumbing for washing machine, double glazed window overlooking rear garden, double glazed composite stable door leads to rear garden.

Office/Family Room 12' 11" x 10' 4" max (3.93m x 3.15m)

Tiled flooring, double radiator, dual aspect double glazed windows overlooking garden.

Side Lobby

Door to WC and door provides access to Garage.

Ground Floor WC

Refitted with wash basin with cupboard beneath, WC, decorative tile flooring and surround, double glazed window to the rear.

Garage 19' 10" x 11' 5" (6.04m x 3.48m)

Electric roller door, side window, stable door to the rear, power and lighting.

Generous First Floor Landing

Window to the front enjoying a fine open view over countryside, loft access.

Bedroom 1 14' 2" x 12' 6" (4.31m x 3.81m)

Large double room with dual aspect windows enjoying fine rural views, range of quality fitted wardrobes, ornate period cast iron fireplace.

En-suite Shower Room

Decorative tile flooring and half tiled walls. Fitted with 3 piece suite including shower cubicle with twin shower heads, wash basin with cupboards beneath, WC, extractor, double glazed side window.

Bedroom 2 14' 2" x 11' 3" (4.31m x 3.43m)

Period cast iron fireplace, double radiator, window to the front with beautiful views over countryside.

Bedroom 3 12' 8" x 12' 3" (3.86m x 3.73m)

Radiator, double glazed side window, built in cupboard housing hot water cylinder.

Main Bathroom

Most attractively fitted with 'P' shape bath with side mixer tap and shower fitting, wash basin and WC. Fully tiled walls and flooring, column radiator incorporating heated towel rail, extractor and shaver socket, double glazed window to the rear.

Outside - Front

The property is approached through double gates leading onto a sweeping gravel driveway and forecourt providing ample parking and turning space for a number of vehicles. Lawn to the front with beds and borders and enclosed by fencing, wall with wrought iron work above and fencing. By the property entrance is a sandstone building

Rear Garden

Approached from Garden Room onto a paved patio sweeping around the property, brick built BBQ ideal for garden entertainment, brick wall retains spacious lawns, shrubs and trees set around the garden.

Sandstone Building 16' 8" x 10' 2" (5.08m x 3.10m) approx

Constructed from local red sandstone and offers great potential for a number of uses. Double doors to the front and single door to the side.

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**



The Pines, Knockin Heath

FLOOR PLANS FOR GUIDANCE ONLY

Energy performance certificate (EPC)

The Pines Knockin Heath OWESTREY DY10 5BA	Energy rating E	Valid until	1 July 2029
		Certificate number	8811-7123-6886-0996-8902

Property type	Detached house
Total floor area	137 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-rental-properties) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-rental-properties>).

Energy rating and score

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

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



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



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