

**FOR SALE**

Guide Price £650,000

Brook House, Osbaston, Knockin, SY10 8HT

A stunning and beautifully presented detached country cottage of immense character with versatile integral annexe, together with double garage and wonderful extensively landscaped gardens in a sought after and unspoilt locality providing a virtually 360 degree farmland views, particularly towards the Welsh hills. In all about 0.44 acre.





- Beautiful Period House
- Versatile Accommodation With Annexe
- Well Presented With Many Features
- Double Garage
- Extensive Landscaped Gardens
- Stunning Farmland Views

DIRECTIONS

From Oswestry take the Maesbury road, passing through Maesbury Marsh and travel to the end junction at Osbaston. At the T junction turn right onto the B4396 road heading for Llynclys. Travel for nearly half a mile and the property will be seen on the left hand side with a recessed brick entrance.

SITUATION

The property occupies an attractive yet convenient location, set virtually on it's own adjacent to open farmland, which offers truly panoramic views in most directions and particularly to the Welsh hills to the West. Local amenities can be found close by in Knockin about 0.8 miles away. The village provides a number of basic amenities including a medical practice, shop, pub and cricket club. A range of comprehensive amenities can be found in Oswestry about 5 miles North or alternatively Shrewsbury approximately 12 miles away. The surrounding countryside is known for it's country pursuits and there are golf clubs at both Llanymynech and Oswestry. Commuters will find the adjacent road easily connects into the main A5 with routes linking to the M54 motorway for Telford or alternatively North towards Wrexham and Chester.

DESCRIPTION

Brook House offers a wonderful opportunity to acquire a beautifully presented traditional country home of immense charm and character, combined with an air of sophisticated living. Its location is to be admired for its views and ease of access to the neighbouring village.

The house itself, which has been tastefully extended to provide versatile annexe accommodation, which could easily be used as additional accommodation for a larger family. The house offers many traditional features including exposed beams, inglenook and cast iron fireplaces. On entering the property there is an immediate awareness of a welcoming atmosphere. Points worthy of note include two traditional reception rooms, one with an inglenook fireplace, in addition there is a generous size garden room which takes advantage of the wonderful views to the West. The kitchen / breakfast is comprehensively equipped with a country style range of fittings and a selection of appliances. Adjacent lies a particularly useful utility / boot room. The principal bedroom is served by an internal staircase and enjoys a larger than average ensuite bathroom. The two remaining bedrooms are then found off an alternative landing and served by a combined bath / shower room.

The annexe is immediately accessed off the sitting room and enjoys its own hallway with kitchen, lounge / diner, bedroom and Jack and Jill shower room. This accommodation can very easily be utilised as a single family home with the benefit of two additional reception rooms - one being utilised as a home office.

Outside, there is a lovely sweeping driveway linking to a double garage with automatic entrance door. The gardens are a wonderful sight, particularly during the Spring and Summer months having been developed and landscaped with a keen gardener in mind. There is a host of specimen plants and shrubs, some of which are quite special.

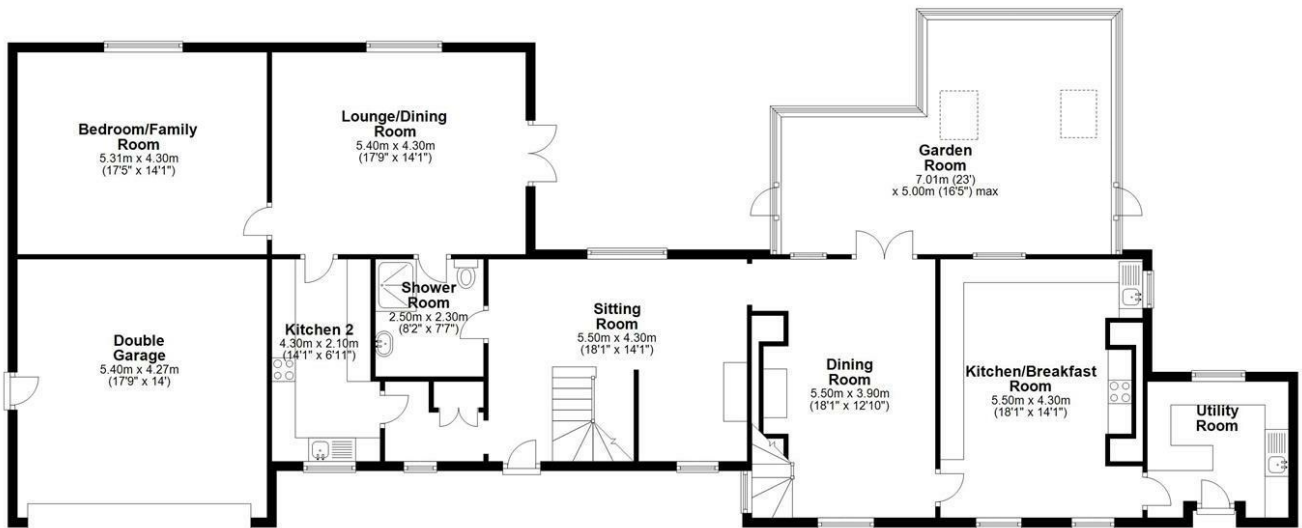
AN INTERNAL INSPECTION OF THIS PROPERTY IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE AND ATMOSPHERE.

ACCOMMODATION

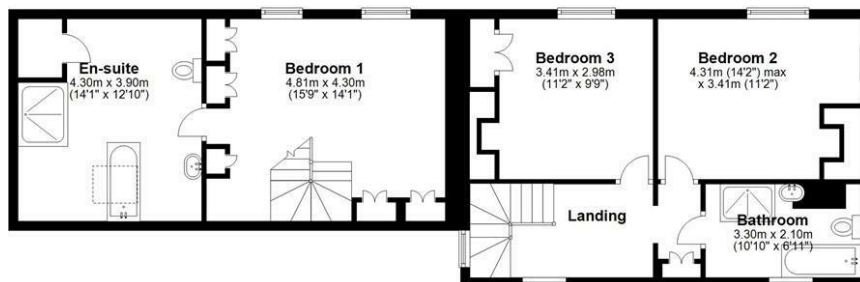
PORCH



Ground Floor
Approx. 205.0 sq. metres (2206.3 sq. feet)



First Floor
Approx. 86.2 sq. metres (928.2 sq. feet)



Total area: approx. 291.2 sq. metres (3134.5 sq. feet)
Brook House

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



SITTING ROOM

With exposed beamed ceiling, feature polished marble fireplace and hearth with inset coal effect electric fire, tall picture window to the front, double glazed twin French doors with matching side windows leading out to the rear patio. Staircase rising to the first floor.

GUEST CLOAKS / SHOWER ROOM

With tiled floor and part tiled walls, wide tiled shower cubicle with direct feed shower unit, pedestal wash hand basin with fitted light / shaver unit, WC, Jack and Jill door arrangement, giving access to the annexe.

DINING ROOM

With exposed beam ceiling, imposing INGLENOOK FIREPLACE with old oak beam, tiled hearth and inset electric log effect fire, secondary staircase, double glazed twin doors to: garden room built of brick plinth, wraparound double glazed windows and solid ceiling with two roof lights. Tiled floor, two side pedestrian access doors to the garden, two electric panel heaters and feature exposed brick wall.

KITCHEN / BREAKFAST ROOM

With tiled floor, comprehensively equipped with extensive granite work surfaces having built-in one and a half bowl sink unit, tiled splash areas, extensive range of painted faced base and eye level units including drawers and cupboards, corner twin carousel trays, large pull out larder unit with two matching display glazed fronted display cabinets, built-in ELECTRIC STOVES DOUBLE OVEN. INGLENOOK WITH OLD OAK BEAM AND ORNAMENTAL PERIOD BREAD OVEN, GRANITE WORKTOP with tile splash and built-in electric NEF CERAMIC HOB UNIT, BUILT-IN ELECTRIC NEF GAS (LPG) TWIN HOB, twin wine rack under together with two drawer units, EXTENSIVE GRANITE BREAKFAST BAR with cupboards to one side, ceiling spotlight fittings,

UTILITY ROOM

With extensive GRANITE WORKTOP, built-in stainless steel sink unit, selection of oak style faced base and eye level cupboards, space and plumbing for dishwasher, recess for upright fridge freezer, tiled floor, secondary external entrance door.

PRINCIPAL FIRST FLOOR SUITE

With access off the main staircase, vaulted ceiling with exposed beams, three separate ranges of fitted wardrobes, double window aspect to the rear with stunning views over the garden to hills in the distance.

ENSUITE BATH / SHOWER ROOM

With part vaulted ceiling, suite to include panel bath with Victorian style mixer tap and shower attachment, pedestal wash hand basin, glazed shelf above together with light / shaver unit, WC with two glazed shelves over, wide tiled shower cubicle with direct feed shower unit, heated electric towel rail, large built-in airing cupboard with slatted shelving, access to eaves storage space.



SECONDARY FIRST FLOOR LANDING

With exposed beam, built-in wardrobe / storage cupboard.

BEDROOM 2

With period cast iron fireplace, high level storage cupboard, twin window aspects with wonderful views over open farmland. Access to roof space.

BEDROOM 3

With exposed beam to ceiling, painted period cast iron fireplace, high level storage cupboard and walk-in wardrobe.

BATHROOM 2

With panel bath, WC, wash hand basin and tiled shower cubicle.

LEADING OFF THE ENTRANCE

ANNEXE ACCOMMODATION

With ENTRANCE HALL having built-in storage cupboard.

KITCHEN

With tiled floor, fitted granite effect worktop with tile splash and built-in sink unit, built-in ELECTRIC HOB UNIT with INTEGRATED EXTRACTOR HOOD OVER, a good selection of oak faced base and eye level cupboards including two glazed / leather display cabinets, wine rack, built-in ELECTRIC LOW LEVEL OVEN, space and connection for refrigerator and freezer, space and connection for washing machine and tumble dryer.

LOUNGE / DINER OR FAMILY ROOM

With exposed beamed ceiling, exposed brick pillars, twin French doors leading out to the garden patio, door to the Jack and Jill shower room. / cloaks.

BEDROOM

With coved ceiling and window aspect out onto the garden and fields beyond.

OUTSIDE

The property is approached through a recessed walled entrance having block paviours. Gated access then leads onto the stoned driveway which sweeps around to the house.

ATTACHED DOUBLE GARAGE

With ELECTRIC UP AND OVER AUTOMATIC ENTRANCE DOOR, pitched roof with storage space, oil fired central heating boiler, power and lighting, side pedestrian access door.

THE GARDENS

The gardens are a particular feature to the property having been extensively landscaped whilst incorporating numerous features. The gardens are provided to both the front and rear and are quite distinctive to each other, being abundantly stocked.



THE FRONT GARDEN

The driveway is initially bounded by a selection of shrubs, whilst a timber arch and wicket gate leads onto a central block paved and flagged pathway. This is then flanked by deep beds incorporating a selection of specimen shrubs with a fragrant Honeysuckle, miniature conifers and a wealth of roses. A hard landscaped area includes ornamental gravel with additional specimen miniature conifers, trellis, variegated ivy and a random paved SEATING AREA with ORNAMENTAL POIND. To the alternative side, again with access through a timber arch with trellis onto a lawn with a further deep border enjoying numerous shrubs, herbaceous plants and silver birch trees. The area adjacent to the cottage has an ornamental period water pump and a shaped variegated holly tree. Outside water tap and garden lighting. Pedestrian access can be gained down the side of the garage through a gate leading to:

REAR GARDEN

There is a wide lawn with deep beds of specimen shrubs, roses and conifers, together with a weeping willow tree. There is a lovely seating area to one end covered by a canopy of an ornamental tree and roses. Adjacent to the conservatory is an ornamental gravelled area incorporating a circular stone edged ORNAMENTAL POND. This leads to an extensive FLAGGED AND BRICK PAVED PATIO which adjoins a number of rooms to the property. External cold water tap. Patio lighting. Timber SUMMERHOUSE. Garden lighting. Timber felt GARDEN SHEDA with external double power point. Oil storage tank.

GENERAL REMARKS

PROBATE

The sale of the property is currently subject to an application for probate.

FIXTURES AND FITTINGS

The fitted carpets as laid, light fittings and blinds are included in the sale. Only those items described in these particulars are included in the sale.

SERVICES

Mains water and electricity are understood to be connected. Foul drainage is to a septic tank. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band E. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 20 Church Street, Oswestry, Shropshire, SY11 2SP. Tel: 01691 670320. Email: oswestry@hallsgb.com

FOR SALE

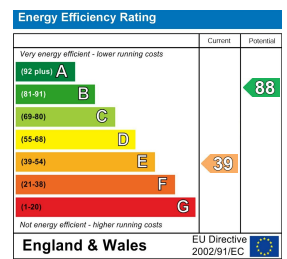
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



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