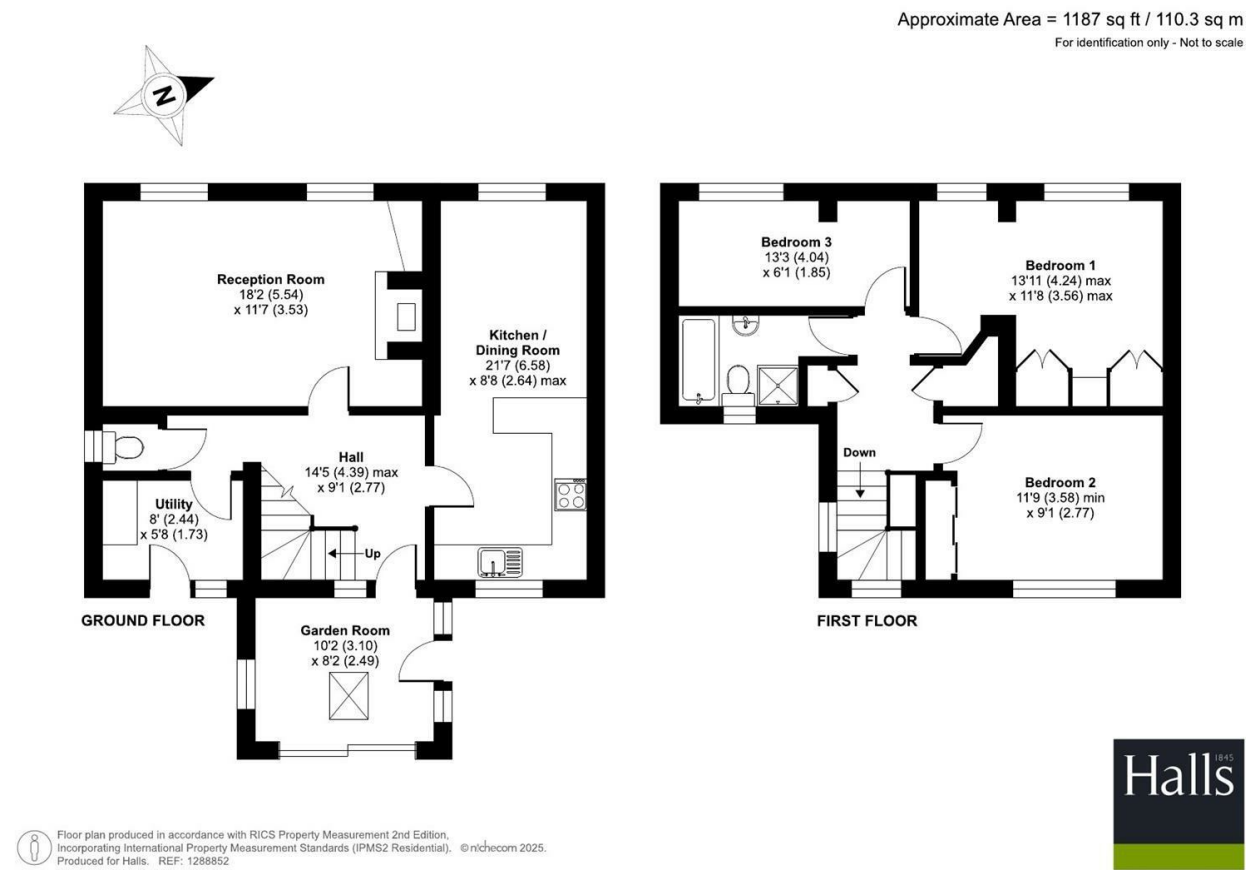


FOR SALE

The Old Smithy, 2 Wootton Cottages, Queens Head, Oswestry, SY11 4LJ



FOR SALE

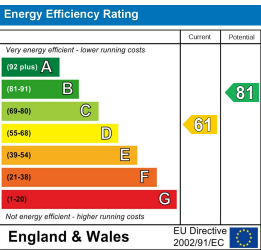
Offers in the region of £285,000

The Old Smithy, 2 Wootton Cottages, Queens Head, Oswestry, SY11 4LJ

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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



A charming 3-bedroom end-terrace with large garden, former orchard, and detached garage. Includes a separate former smithy with potential for annexe or Airbnb (STPP). In need of modernisation. Lovely rural outlook, canal walks nearby, and great links to Oswestry and Shrewsbury. No chain.



01691 670 320

**Oswestry Sales**  
20 Church Street, Oswestry, SY11 2SP  
E: oswestry@hallsgb.com



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2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- NO CHAIN
- Outbuildings including the Old Smithy
- Mature Gardens with Orchard
- Scope for Modernisation & Improvement
- Links to Main Roads
- Viewings Highly Recommended

DIRECTIONS

Drive out of Oswestry on the A5 heading southeast towards Shrewsbury. After approximately 4 miles, take the left-hand turn past the Queens Head and head down the B5009. Continue along this road for about half a mile. The Old Smithy will be located on the left-hand side.

W3W

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SCHOOLING

Nearby primary options include Whittington C.E. Primary School and Bryn Offa C.E. Primary School in Pant, both within easy reach. For secondary education, The Marches School in Oswestry offers a strong state option with a good local reputation.

There is also a choice of excellent independent schools in the area such as Oswestry School, Shrewsbury School and Shrewsbury High School.

SITUATION

5 Wootton Cottages is situated a short distance from the popular hamlet of Queen's Head, approximately 1.5 miles from the popular village of West Felton which has a good range of amenities for a village of its size including a Primary School, Convenience Store, Church and Community Hall. The popular town of Oswestry is only 4 miles away which has an excellent range of local shopping, recreational and educational facilities. The County towns of Shrewsbury (13 miles) and Wrexham (17 miles) are within easy motoring distance with the A5 trunk road within 0.5 mile of the property.

DESCRIPTION

Halls are delighted with instructions to offer The Old Smithy in Oswestry.

Nestled in the picturesque hamlet of Queens Head, The Old Smithy is a unique three-bedroom end-terraced cottage brimming with character and opportunity. This charming property includes a separate stone-built outbuilding—once the village blacksmith's forge—offering exciting potential for conversion into an annexe or holiday let (subject to consents).

The main house requires modernisation, presenting a fantastic blank canvas for those looking to create their dream country home. It enjoys a generous garden, once a thriving orchard, with mature trees and a detached garage located at the far end.

Enjoy tranquil views across open fields, canal-side walks just moments away, and a welcoming local pub a short stroll up the road. With excellent transport links to both Oswestry and Shrewsbury, this no-chain property combines rural peace with convenient access—ideal for lifestyle buyers and investors alike.

THE PROPERTY

Stepping into The Old Smithy through the garden room, you are greeted by a bright and welcoming space with views across the mature rear garden.

From here, a door leads into the central hallway, offering access to the main living areas. The kitchen/dining room is a generous and well-laid-out space, featuring dual-aspect windows that flood the room with natural light. With plenty of worktop space and room for a family dining table, it's perfectly suited for everyday living and entertaining.

To the right of the hall, the reception room is a spacious and comfortable setting with three front-facing windows, creating a light and airy atmosphere. Also accessed from the hallway is a useful utility room and a separate cloakroom/WC, providing essential functionality.

Upstairs, a central landing connects to three bedrooms and the family bathroom. The principal bedroom is a well-proportioned double with fitted storage and a pleasant dual aspect. Bedroom 2, also a comfortable double, enjoys views over the garden, while Bedroom 3 offers a flexible single room. A neatly fitted bathroom with a shower-over-bath completes the accommodation.

OUTSIDE

The property enjoys a substantial garden stretching from the house to the detached garage, offering both lawned and mature areas, once part of a thriving orchard. With fruit trees and plenty of scope for landscaping or vegetable beds, it's great for nature lovers.

A standout feature is the separate former smithy, a charming stone-built outbuilding brimming with potential—perfect for conversion into an annexe, studio, or holiday let (subject to planning). Beyond the garden, the outlook opens onto picturesque fields, with canal walks and the local pub just a short stroll away, all enhancing the rural charm of this unique property.

THE ACCOMMODATION COMPRISES:

Ground floor - Utility Room, WC, Hallway, Reception Room, Kitchen/Dining Room, Garden Room  
First floor - Bedroom 1, Bedroom 2, Bedroom 3 and Family Bathroom

GENERAL REMARKS

SERVICES

Mains water, electricity, and drainage are understood to be connected, with oil-fired central heating. None of these have been tested.

TENURE

We believe that the property is Freehold, this should be check by your solicitor

LOCAL AUTHORITY

We understand the property falls within the jurisdiction of Shropshire County Council.

COUNCIL TAX

The property is currently banded in Council Tax Band A.

VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.