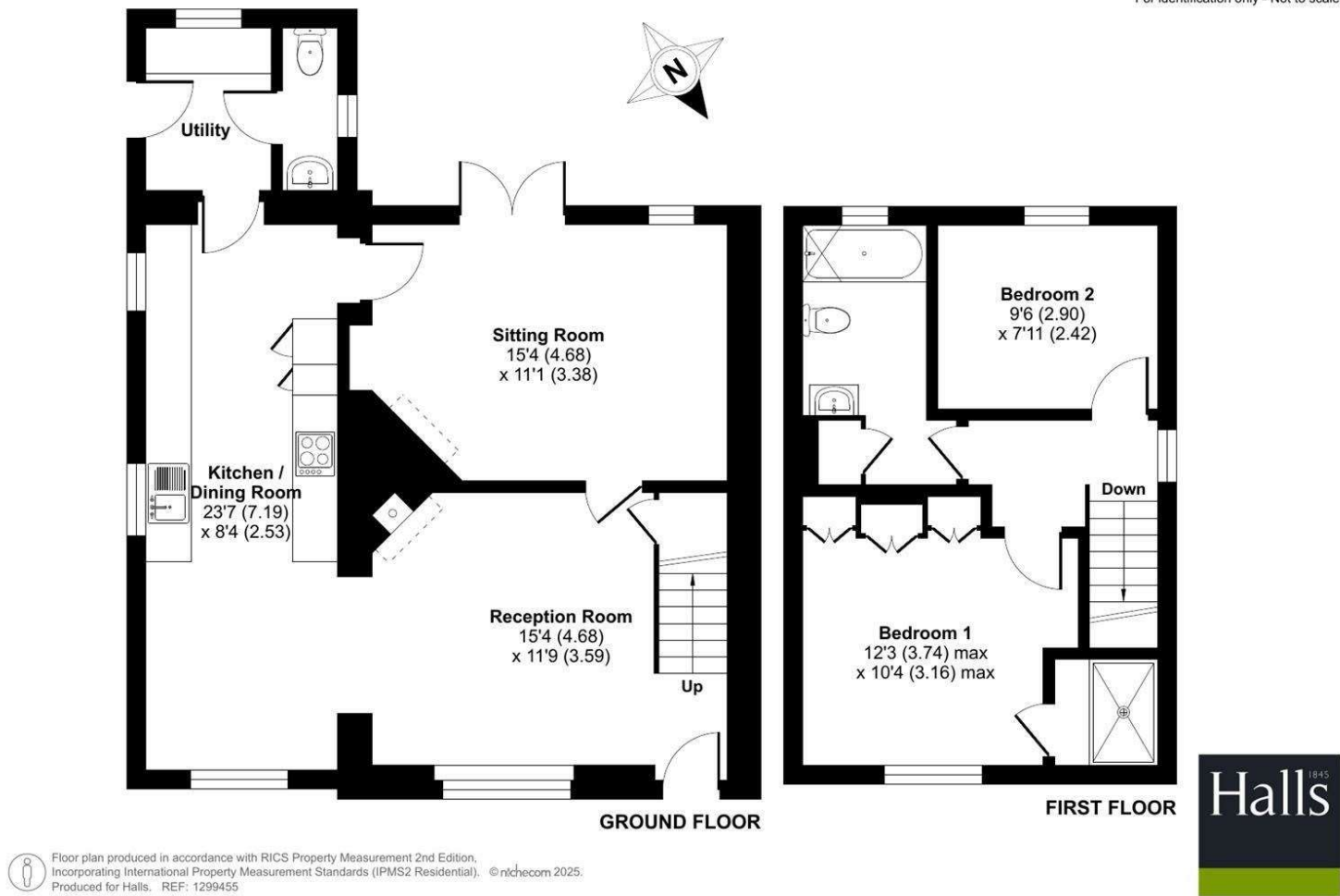


FOR SALE

Holly Cottage, Woolston, Oswestry, SY10 8HZ



Approximate Area = 1021 sq ft / 94.8 sq m
For identification only - Not to scale



FOR SALE

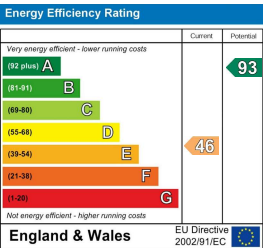
Offers in the region of £299,995

Holly Cottage, Woolston, Oswestry, SY10 8HZ

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



Holly Cottage is a charming two-bedroom detached cottage set in the peaceful hamlet of Woolston Bank, just outside Oswestry. Fully modernised and beautifully presented throughout, the property offers bright and well-proportioned accommodation, wraparound gardens, and a private gravelled driveway. With no onward chain, this delightful home presents a rare opportunity to acquire a turnkey rural property in a highly desirable and well-connected location.



01691 670 320

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



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2 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- **NO ONWARD CHAIN**
- **Detached Country Cottage**
- **Two Reception Rooms & Two Double Bedrooms**
- **Generous Gardens with Countryside Views**
- **Ample Off-Road Parking**
- **Sought-After Rural Hamlet Close to Oswestry**

DESCRIPTION

Halls are delighted with instructions to offer Holly Cottage in Woolston.

Holly Cottage is a beautifully presented TWO-BEDROOM detached country home enjoying a delightful rural setting in the hamlet of Woolston Bank, just a short drive from Oswestry. This charming cottage has been FULLY MODERNISED throughout to a high standard, blending CHARACTER FEATURES with CONTEMPORARY FINISHES. The accommodation includes two inviting reception rooms, a well-appointed kitchen/dining room with French doors, a useful utility, and a downstairs cloakroom. Upstairs, there are two DOUBLE BEDROOMS, one with an EN SUITE, and a stylish family bathroom.

Occupying a generous plot, the property boasts WRAPAROUND GARDENS, a private gravelled driveway, and far-reaching COUNTRYSIDE VIEWS. With NO ONWARD CHAIN, Holly Cottage offers an exceptional opportunity to acquire a turnkey rural retreat in a SOUGHT-AFTER LOCATION, perfect for those seeking peace, character and convenience.

SITUATION

Holly Cottage is idyllically located in the peaceful rural hamlet of Woolston Bank, surrounded by open countryside yet conveniently positioned just five minutes from the market town of Oswestry. This desirable area is well known for its attractive scenery, country walks, and welcoming community atmosphere. The location offers the best of both worlds — tranquil country living with excellent road links to major towns and cities including Shrewsbury, Chester, and Wrexham.

For those seeking outdoor pursuits, the nearby Montgomery Canal, local bridleways, and proximity to the Welsh hills provide plenty of opportunities to explore the surrounding landscape

DIRECTIONS

From Oswestry, proceed out of town along Salop Road and turn right onto Maesbury Road. Continue to the junction with the A483 bypass, turn right then immediately left towards Maesbury. Proceed through Maesbury and Maesbury Marsh. On entering the hamlet of Woolston Bank, the property will be found on the right-hand side, identified by a Halls For Sale board.

W3W

///signature.defaults.fantastic

SCHOOLING

The property lies within easy reach of several reputable primary and secondary schools in Oswestry and the surrounding area. Independent schooling is also available nearby, including Oswestry School and Moreton Hall. School transport routes serve the locality, and further esteemed schools can be found in Shrewsbury and Wrexham.

THE PROPERTY

Holly Cottage has been tastefully refurbished to combine the charm of a country cottage with the practicality of modern living. The accommodation is light and well proportioned, with two comfortable reception rooms, a generous kitchen/dining room with modern fittings and integrated appliances, and a convenient utility and cloakroom to the rear.

Upstairs, the two double bedrooms enjoy countryside views, with the principal bedroom benefitting from fitted wardrobes and an en-suite shower room. The family bathroom is finished to a high standard with modern fittings.

OUTSIDE

The property is approached via timber farm gates leading onto a gravelled driveway providing parking for several vehicles. The gardens wrap around the cottage and have been thoughtfully landscaped to offer several outdoor seating areas, including a decked patio off the dining room, a paved terrace to the rear overlooking open fields, and a private side area suitable for a hot tub.

The garden is well stocked with mature shrubs and bushes, enhancing its privacy and appeal. The property also benefits from a log store, oil-fired external boiler and tank, a bin store, and a timber shed (10ft x 8ft).

THE ACCOMMODATION COMPRISES:

Ground Floor -
- Kitchen/Dining Room, Sitting Room, Lounge, Utility, Cloakroom.

First Floor -
- Bedroom One, En-suite, Bedroom Two, Family Bathroom, WC.

GENERAL REMARKS

SERVICES

We understand that the property is connected to mains water and electricity. Drainage is to a private system. Oil-fired central heating. None of the services, appliances, or central heating systems have been tested by Halls.

TENURE

Freehold. Purchasers must verify via their 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 C.

VIEWINGS

Strictly by appointment through the sole selling agents, Halls, Oswestry Office:
Tel: 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.