

**FOR SALE**

Offers in the region of £650,000

Silverdale, Chapel Lane, Knockin Heath, Oswestry, SY10 8EB

A unique opportunity to acquire a spacious four-bedroom detached bungalow set in over an acre of beautifully landscaped gardens, offering excellent privacy and a peaceful rural setting. The property features a versatile layout, a range of useful outbuildings, and scope for further enhancement if desired. A rare chance to enjoy countryside living with superb outside space.





- Detached Bungalow in Peaceful Rural Hamlet
- Beautifully Maintained Grounds
- Versatile Four Bedroom Accommodation
- Extensive Range of Useful Outbuildings
- Gated Driveway with Excellent Privacy
- Close to Knockin, Oswestry & Shrewsbury

DESCRIPTION

Halls are delighted with instructions to offer Silverdale in Knockin Heath.

Silverdale is a charming and well-maintained detached bungalow set in over an acre of beautifully landscaped gardens in the peaceful hamlet of Knockin Heath. Extended and improved by its current owners, the property offers spacious, light-filled accommodation, a range of useful outbuildings, and excellent privacy throughout.

With a long gated driveway, mature planting, and versatile interior layout, Silverdale provides a rare opportunity to enjoy a tranquil rural lifestyle within easy reach of village amenities and the market towns of Oswestry and Shrewsbury.

SITUATION

Silverdale is quietly positioned in the rural hamlet of Knockin Heath, a peaceful corner of the Shropshire countryside. Despite its private setting, the property is conveniently located just 1.5 miles from Knockin village, which offers a shop, post office, medical centre, and the popular Bradford Arms pub.

The vibrant market town of Oswestry lies approximately 6 miles away, providing a wide range of shops, cafes, and schools, while Shrewsbury is about 12 miles to the southeast with further amenities and rail connections. Nearby Gobowen station offers direct services to Chester and Birmingham.

The area is surrounded by open countryside, ideal for walking and outdoor pursuits, with attractions such as Spring Heath Fishery and the historic Knockin Castle close by. The setting offers an ideal balance of rural charm and accessibility.

W3W

For precise navigation, use the What3Words address: [///regard.greet.washroom](#) This will direct you to the exact location of the property entrance.

SCHOOLING

St Andrew's CofE Primary School, located nearby in Nescliffe, is the closest primary school to Knockin Heath. It offers a nurturing, community-focused environment with strong pastoral support. For secondary education, The Marches School in Oswestry—around 7 miles away—provides a broad curriculum and a strong academic reputation.

The area also benefits from a range of excellent independent schools, including Oswestry School, Moreton Hall, Ellesmere College, Adcote School for Girls, Packwood Haugh, Shrewsbury School, Shrewsbury Sixth Form College, and Kings and Queens, Chester—making it an ideal location for families.



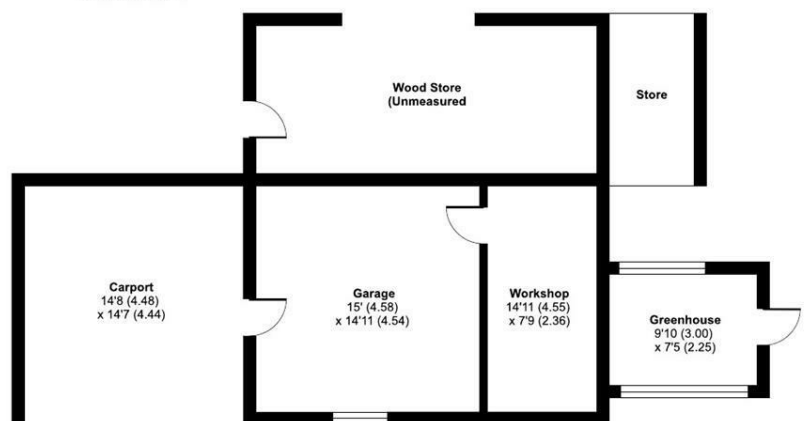
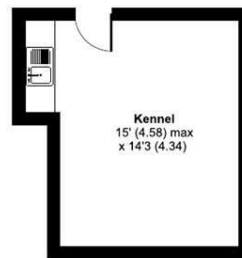
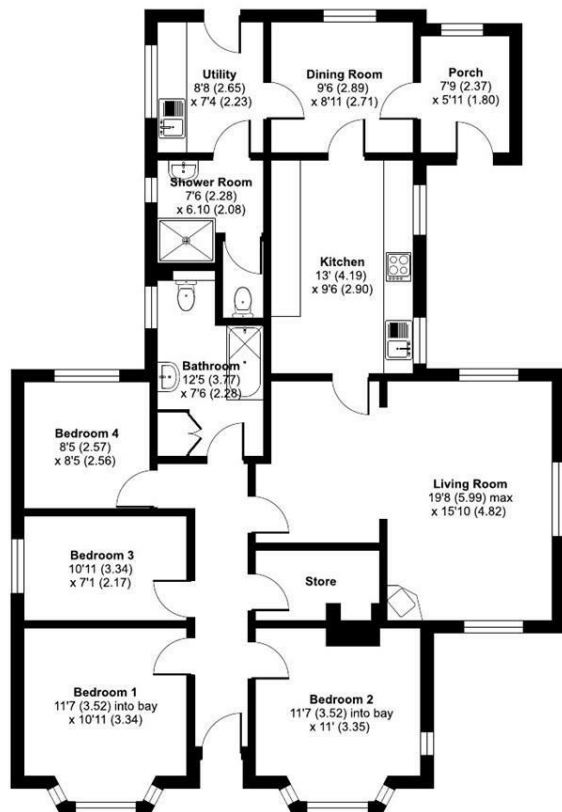
Approximate Area = 1299 sq ft / 120.6 sq m (excludes carport)

Garage = 341 sq ft / 31.6 sq m

Outbuildings = 266 sq ft / 24.7 sq m

Total = 1906 sq ft / 176.9 sq m

For identification only - Not to scale



GARAGE / CARPORT / OUTBUILDING 2 / 3 / 4



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Halls. REF: 1295915



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.



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



DIRECTIONS

From Oswestry, take the A483 southbound towards Welshpool. After approximately 5 miles, turn left onto the B4396, signposted for Knockin. Continue on the B4396 for about 1.5 miles, then turn left onto Chapel Lane. Proceed along Chapel Lane for approximately 0.3 miles; Silverdale is located on the right-hand side, identifiable by a Galvanized silver gate and a gravel driveway entrance.

THE PROPERTY

Silverdale offers well-planned and flexible accommodation extending to approximately 1,299 sq. ft. A welcoming entrance hall leads to a bright living room with a freestand log burner and large windows, opening through to a dining area and a well-fitted kitchen. An adjoining utility room adds practical space for laundry and storage.

There are four bedrooms in total—two comfortable doubles and two versatile singles, ideal as guest rooms or home offices—served by a family bathroom and shower room.

The layout combines space, light, and functionality, ideal for family life or those seeking single-storey living with countryside charm.



OUTSIDE

The gardens form a particularly attractive feature of the property, having been thoughtfully landscaped and exceptionally well cared for. The front garden is laid to lawn with decorative planting and a gated driveway. To the rear, the garden enjoys a high degree of privacy and is enclosed by mature hedging. There is an expansive lawn, interspersed with colourful borders, ornamental trees, and carefully clipped topiary. A paved patio area adjacent to the house provides a lovely spot for alfresco dining, while the garden continues towards a raised section accessed via stone steps, ideal for additional planting or a wildlife corner.

The property includes a wide range of useful outbuildings, all of which offer great potential for various uses. There is a detached workshop, a carport, a store room, and a greenhouse. In addition, a wood store and a dog kennel provide further utility. These outbuildings are well-suited for use as hobby spaces, storage, or even conversion to home office or studio space, subject to the necessary consents.

THE ACCOMMODATION COMPRISES:

Ground floor - Porch, Dining Room, Utility Room, Kitchen, Living Room, Store, Bedroom 1, Bedroom 2, Bedroom 3, Bedroom 4, Family Bathroom, Shower Room.

Outbuildings - Detached Workshop, Carport, Store Room, Greenhouse, Wood Store and Dog Kennel.

METHOD OF SALE

The property is offered for sale by private treaty.

SERVICES

The property is connected to mains electricity and water, with heating provided by an efficient oil-fired central heating system. Drainage is to a private system, and broadband services are understood to be available in the area.

TENURE

The tenure is freehold, and vacant possession will be available upon completion.

LOCAL AUTHORITY

Shropshire County Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

**COUNCIL TAX**

The Council Tax Band is currently Band D.

BOUNDARIES, ROADS AND FENCES

The boundaries of the property are clearly defined by mature hedgerows and garden. The property enjoys private road access via a gated entrance, and all fencing and walls are understood to fall within the ownership of the property.

VIEWINGS

By appointment through the selling agents. Halls, Oswestry Office.

TEL (01691) 670320.

RIGHTS OF WAY AND EASEMENT

We are advised that there are no public rights of way crossing the property. Any easements, covenants, or restrictions affecting the property will be detailed in the legal documentation available from the vendors' solicitors

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.

FOR SALE

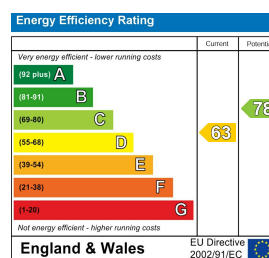
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely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



Halls 1845

01691 670 320

Oswestry Sales

20 Church Street, Oswestry, SY11 2SP

E: oswestry@halls.gb.com



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