

SILVERDALE

KNOCKIN HEATH | OSWESTRY | SY10 8EB

Oswestry 6.1 miles | Wrexham 20.4 miles | Shrewsbury 12.7 miles | Chester 31.7 miles
(all mileages are approximate)

A SPACIOUS FOUR-BEDROOM DETACHED BUNGALOW SET IN OVER AN ACRE OF BEAUTIFULLY LANDSCAPED GARDENS

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



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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

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

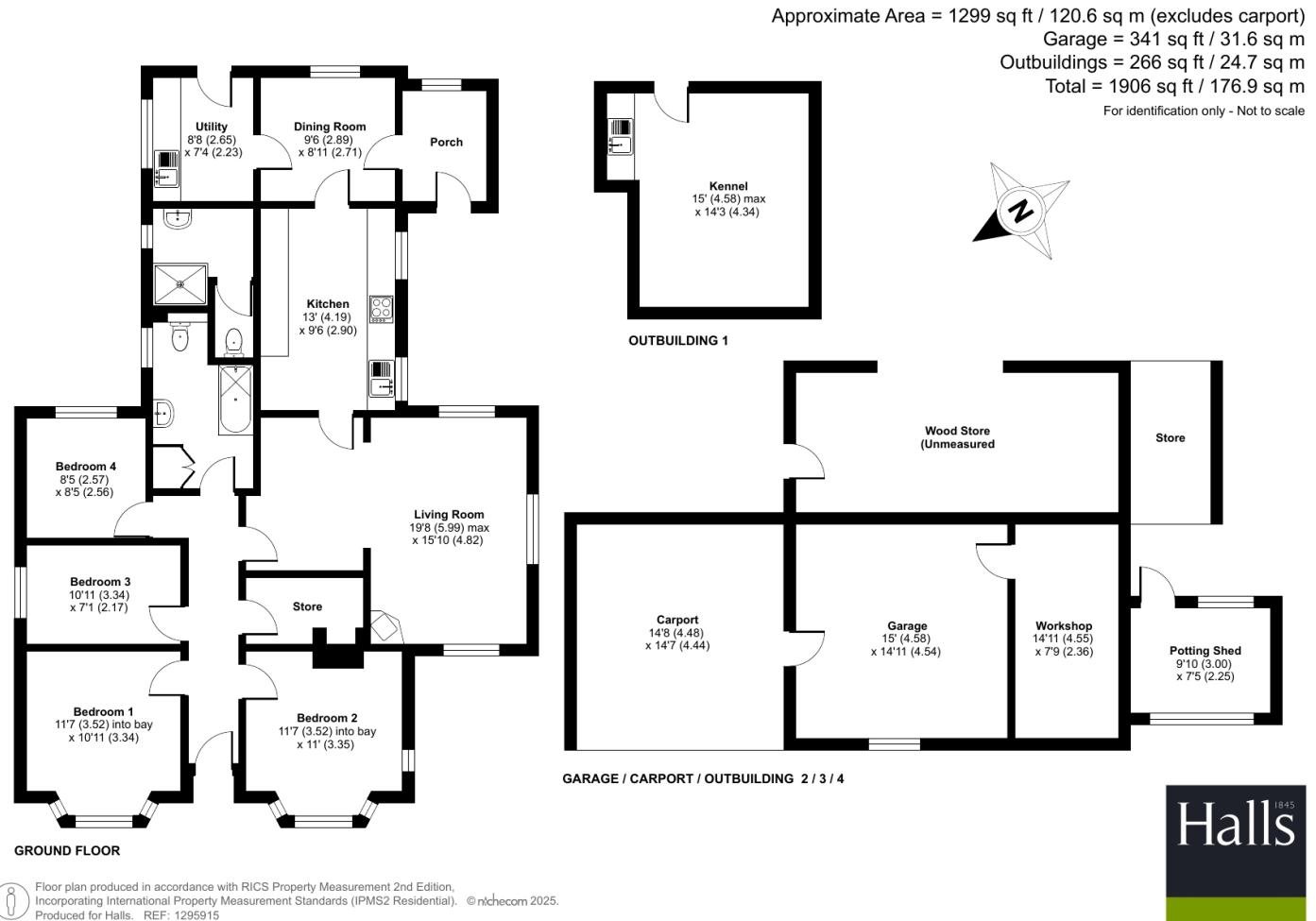
Silverdale is quietly positioned in the rural hamlet of Knockin Heath, a peaceful corner of the Shropshire countryside. Despite its private setting, the property is conveniently located just 1.5 miles from Knockin village, which offers a shop, post office, medical centre, and the popular Bradford Arms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

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 fireplace 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 separate WC. A garden-facing conservatory provides a peaceful space to enjoy the outlook over the grounds.

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



LAND & GARDENS

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.

OUTBUILDINGS

The property includes a wide range of useful outbuildings, all of which offer great potential for various uses. There is a detached garage with an adjoining workshop, a carport, a store room, and a potting shed. 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.

SCHOOLING

St Andrew's CofE Primary School, is the closest primary school to Knockin Heath. 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, and Ellesmere College.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

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

SERVICES

The property is connected to mains electricity, water, and drainage. Heating is provided by a gas-fired central heating system. Broadband services are believed to be available in the area.

LOCAL AUTHORITY & COUNCIL TAX

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

Council Tax Band – D

DIRECTIONS

What3Words ///regard.greet.washroom

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 white gate and a gravel driveway entrance.



RIGHT OF WAY & EASEMENTS

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.

BOUNDARIES, ROADS & FENCES

The boundaries of the property are clearly defined by mature hedgerows, timber fencing, and garden walls. 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.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with

- regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.



