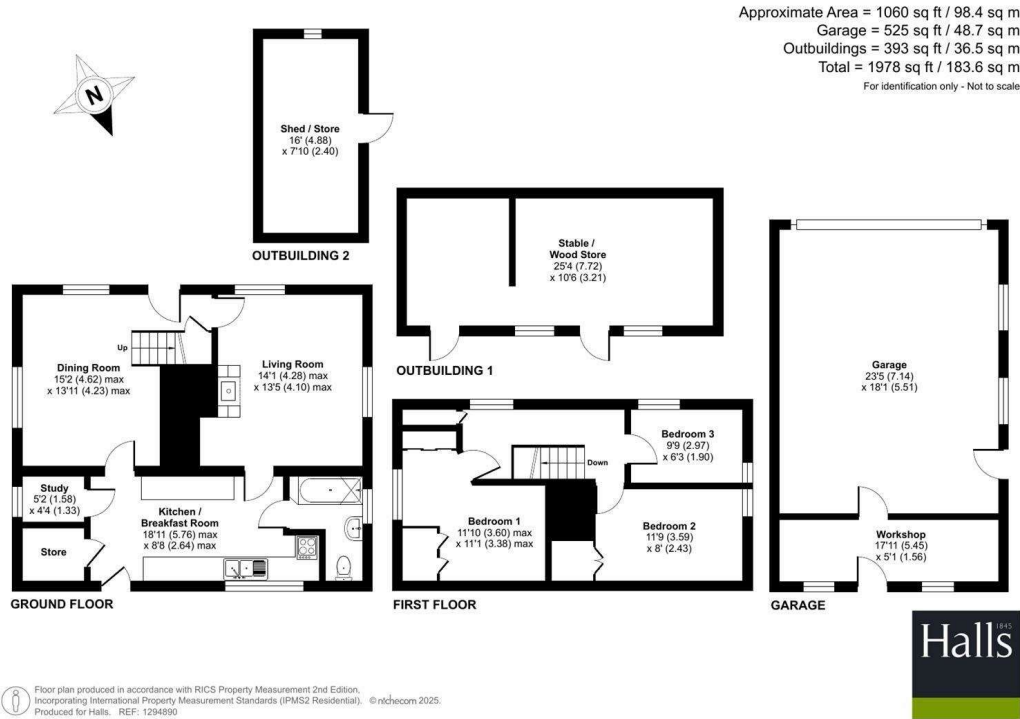


FOR SALE

Yew Tree Cottage, Ifton Heath, St. Martins, Oswestry, SY11 3DH

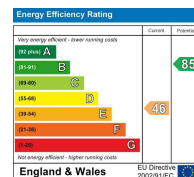


Yew Tree Cottage, Ifton Heath, St. Martins, Oswestry, SY11 3DH

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 country cottage set in a generous 0.5-acre plot on the edge of the popular village of St. Martins. Yew Tree Cottage enjoys wraparound gardens, a detached garage, and a cosy interior with plenty of scope for modernisation—offering a fantastic opportunity in a peaceful semi-rural setting.



01691 670 320

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




IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.


halls.gb.com


Residential / Fine Art / Rural Professional / Auctions / Commercial

halls.gb.com

01691 670 320


null Reception
Room/s


3 Bedroom/s


null Bath/Shower
Room/s



- Unique 3-Bedroom Detached Property
- Potential For Modernising
- Set in 0.5 Acre Plot
- Large Gardens, Veg Plot & Orchard
- Detached Garage with Workshop
- Edge of Village Location

DESCRIPTION
Halls are delighted with instructions to offer Yew Tree Cottage, Ifton Heath in St. Martins.

Yew Tree Cottage is a charming country home occupying a generous 0.5-acre plot on the edge of the sought-after village of St. Martins. Surrounded by mature wraparound gardens, the property enjoys an idyllic rural feel with a productive vegetable plot, established orchard, and expansive lawns —perfect for families and garden enthusiasts alike.

This characterful cottage offers a warm, homely atmosphere, with features including a cosy living room with log burner and a traditional country-style layout. While the property would benefit from a scheme of modernisation, it presents a fantastic opportunity for buyers looking to put their own stamp on a home in a desirable semi-rural location.

Externally, the property benefits from a substantial detached garage with electric supply, offering excellent potential for workshop or hobby space.

SITUATION
St Martins is a popular residential village situated between Oswestry and Ellesmere. The village enjoys amenities which include large food Super Store with pharmacy and Post Office, Primary and Secondary Schools, Church and some Leisure Facilities all of which go to serve the villagers day to day needs. Oswestry is a thriving market town, providing a good range of shopping and leisure facilities, and affording easy access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the south, Wrexham, Chester and the Wirral to the North.

W3W
What3Words ///landmark.wash.publisher

SCHOOLING
The area is well served by a range of educational options, including St. Martins School, a popular all-through academy, and The Marches School in Oswestry. For those seeking independent education, Moreton Hall School is also within easy reach.

DIRECTIONS
From the office on Church Street in Oswestry (SY11 2SP), head north and join the A5 bypass, continuing for approximately two miles. Take the exit signposted for St Martins and Weston Rhyn, then turn left onto the B5069, following the road through St Martins village. After passing through the village, turn left onto Colliery Road, signposted for Ifton, Pentre, and Glyn Morlas. Continue for around half a mile before taking the second left onto a small country lane. Yew Tree Cottage is located approximately 0.2 miles along this lane on the right-hand side and will be marked by a 'For Sale' board.

THE PROPERTY
Yew Tree Cottage offers well-proportioned and characterful accommodation with a traditional country feel throughout. The ground floor features a spacious kitchen/breakfast room. Just off the kitchen is a useful study area, a separate store room, and a ground floor bathroom.

The layout flows naturally through to a formal dining room, ideal for entertaining, which in turn leads into a welcoming living room. This charming space enjoys a brick-built fireplace housing a log burner, creating a cosy and inviting atmosphere, particularly in the colder months.

Upstairs, the property offers three bedrooms. The principal bedroom is a generous double room with ample space for furniture. The second bedroom comfortably accommodates a double bed, while the third is a single room, ideal as a child's bedroom or home office.

While the property would benefit from some updating, it presents a rare opportunity to acquire a home full of potential, set in a wonderful rural location.

OUTSIDE
The property is set within approximately 0.5 acres of mature and beautifully maintained grounds, offering an exceptional outdoor lifestyle in a peaceful, semi-rural setting. The extensive wraparound gardens include sweeping lawned areas, a productive vegetable plot, and a mature orchard with a variety of established fruit trees—ideal for those with an interest in gardening or self-sufficiency.

A delightful walled patio area provides a charming and sheltered entertaining space, centred around a striking water feature that adds both character and tranquillity to the garden. This space is perfect for al fresco dining, relaxing with friends and family, or simply enjoying the peaceful surroundings.

The property also benefits from a range of useful outbuildings, including a large detached garage with electric supply, former stables now utilised as storage, and a unique, 16 ton Western railway goods truck from 1910, offering further storage or potential for creative use. Hedges surrounded the garden, providing a wonderful sense of seclusion.

THE ACCOMMODATION COMPRISES:
Ground floor: Kitchen/Breakfast room, Living Room, Dining Room, Study, and Store.
First floor: Bedrooms 1, 2 and 3.
Outside: Garage/Workshop, Outbuilding 1 and Outbuilding 2.

GENERAL REMARKS
TENURE
Freehold. Purchasers must confirm via their solicitor.

SERVICES
Mains water, electricity, and drainage are understood to be connected. Heating is provided by an oil-fired central heating system, complemented by a log burner. None of these have been tested.

LOCAL AUTHORITY & COUNCIL TAX
The property is currently banded in Council Tax Band C – Shropshire Council.

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.