

POOL COTTAGE

MORTON | OSWESTRY | SHROPSHIRE



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MORTON | OSWESTRY | SHROPSHIRE | SY10 8BQ

Oswestry 4.3 miles | Shrewsbury 20 miles | Wrexham 19 miles
Chester 33 miles | Birmingham 63 miles | London Euston 2 hours 40 minutes
(Distances and time approximate)

An exceptional listed country home with annexe and equestrian facilities, set in
5.12 acres of beautiful Shropshire countryside

Grade II listed period home of character and charm

Full Listed Building & Building Regulations consent for a substantial two-storey and single-storey extension

Approximately 5.12 acres of grounds with gardens, paddock, and woodland edge setting

Detached leisure suite with gym and games room/bar

Stable block with five boxes and tack area

Self-contained annexe ideal for multi-generational living or guest accommodation

Electric gated entrance and ample gravelled driveway parking

VIDEO TOUR



SCAN HERE



LOCATION & SITUATION

Pool Cottage occupies an idyllic semi-rural setting on the outskirts of Morton, just south of Oswestry, surrounded by open Shropshire countryside. The property enjoys outstanding privacy, yet remains highly accessible to local amenities, schools, and transport routes.

Road: Approximately 10 minutes from the A5 at Oswestry, providing swift access to Shrewsbury, Chester, and Birmingham.

Rail: Gobowen Station (15 mins) offers direct links to Chester, Shrewsbury, and London Euston in approximately 2 hours 40 minutes.

Air: Birmingham, Manchester, and Liverpool airports are all within 90 minutes by road.

Schools: A wide selection of well-regarded schools nearby including Oswestry School, Ellesmere College, and Packwood Haugh.

Sporting: Excellent walking and riding countryside surrounds the property, with golf at Mile End, riding at Penycoed, and sailing at The Mere, Ellesmere.



POOL COTTAGE

Pool Cottage is an exquisite Grade II listed country home that has been beautifully renovated to combine period detail with modern living. The property benefits from full Listed Building and Building Regulations consent for a substantial two-storey and single-storey extension, greatly enhancing its long-term potential.

Together with the detached annexe, leisure suite, and stables, the property presents a rare opportunity to acquire a complete country lifestyle residence within easy reach of Oswestry.





THE ACCOMMODATION

Internally, Pool Cottage is presented to a high standard throughout, showcasing exposed stonework, oak joinery, and stylish interiors. The principal reception rooms include a dual-aspect sitting room with wood-burning stove, a separate snug, and a large farmhouse kitchen with underfloor heating and French doors opening to the terrace.

The kitchen features a range of painted shaker-style units, integrated appliances, and a breakfast area. Adjoining is a practical utility room and cloakroom/WC.

The approved extension would create an additional wing providing an impressive open-plan living/dining kitchen, a boot room, and two further bedrooms above, including a luxurious principal suite with dressing room and ensuite – increasing both space and value by an estimated 15–20%.

To the first floor of the existing house are three double bedrooms and a family bathroom, all with charming rural views.







POOL COTTAGE

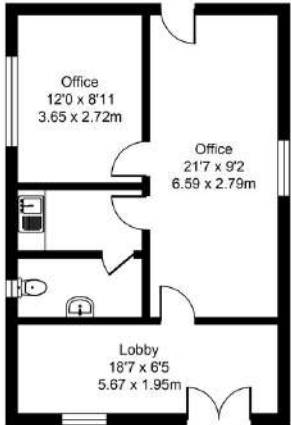
VIDEO TOUR



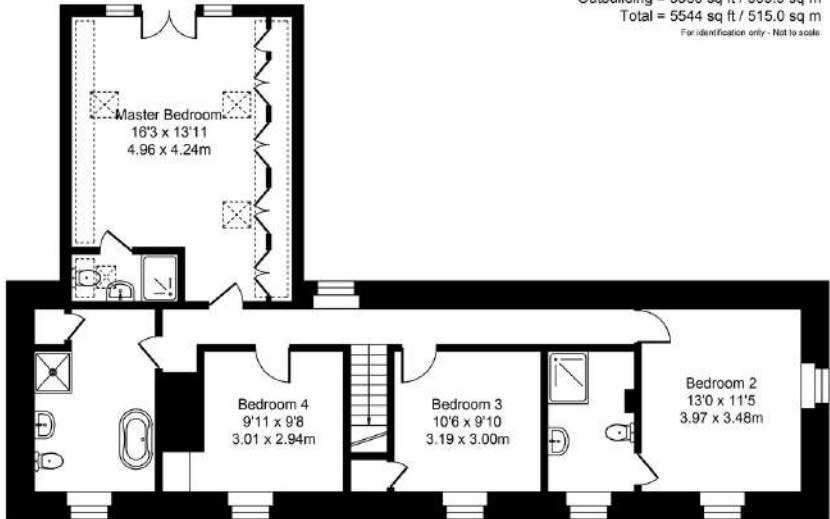
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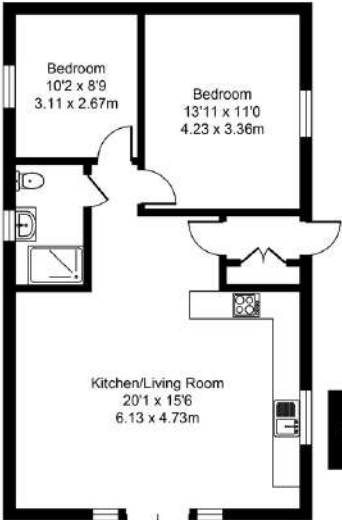
Approximate Area = 2208 sq ft / 205.1 sq m
Outbuilding = 3336 sq ft / 309.9 sq m
Total = 5544 sq ft / 515.0 sq m
For identification only - Not to scale



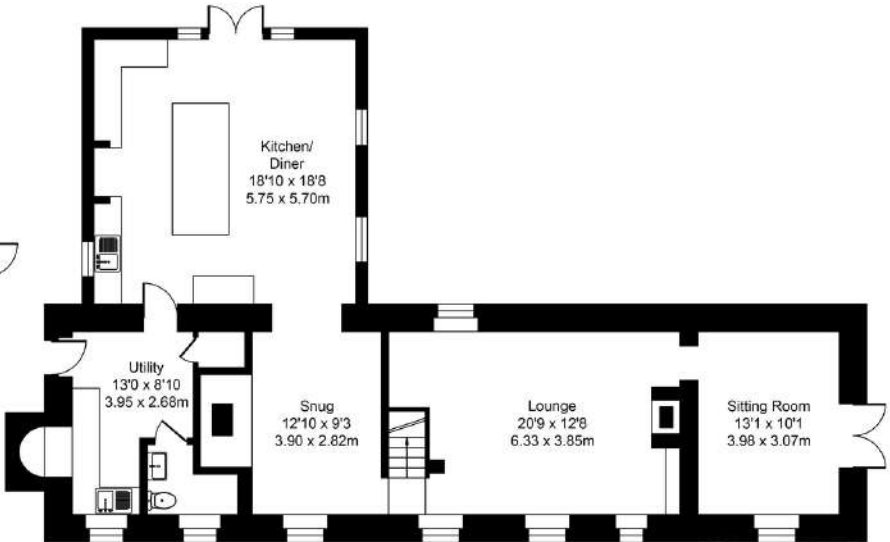
Office



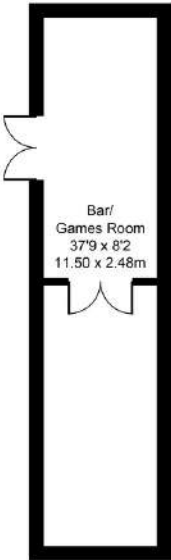
First Floor



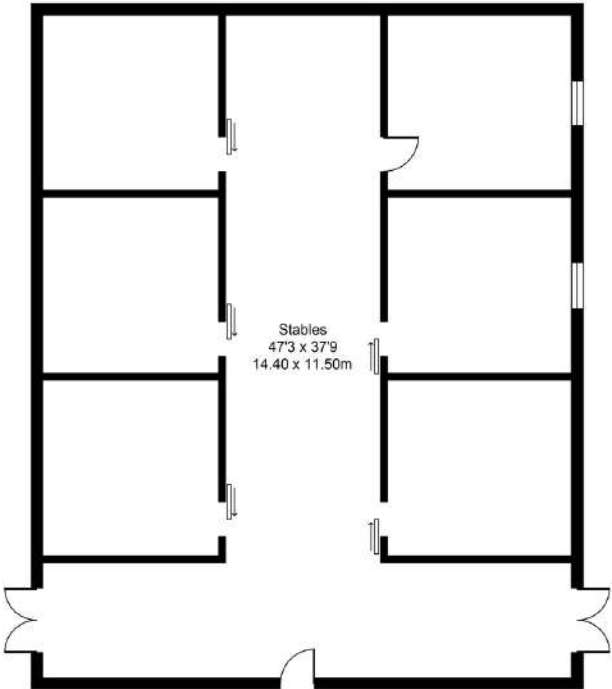
Lodge



Ground Floor



Outbuilding



Stables





LAND & OUTBUILDINGS

Approached through electric gates, Pool Cottage enjoys a long private driveway leading to generous parking and turning areas. The gardens are mainly laid to lawn with mature trees, established planting, and a sun terrace adjoining the house.

Beyond lies fenced paddock land, stabling for five horses, a restorable ménage, and a modern detached leisure suite incorporating a gym and games room/bar. In total, the property extends to approximately 5.12 acres.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, electricity and oil-fired central heating. Drainage is via a private system.

LOCAL AUTHORITY

Shropshire County Council, The Shirehall, Shrewsbury, SY2 6ND.
Tel: 03456 789000

COUNCIL TAX

Council Tax Band – F

EPC

Current EPC Rating - D

DIRECTIONS

What3Words ///fund.tree.intention

From Oswestry, proceed south on the A483 towards Llynclys. At the roundabout, take the first exit onto the A495 signed for Llanymynech and Morton. Continue for approximately 4 miles, then turn left at Morton crossroads. The entrance to Pool Cottage will be found on the left-hand side, identified by wrought-iron gates and signage.

FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

RIGHTS OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing, whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The property is understood to be subject to two public footpaths along the periphery of the land. The Purchaser/s shall be deemed to have full knowledge of the boundaries, and neither the Vendor nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

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 are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective 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. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



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