



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**Holly Tree Cottage, Knockin Heath, Oswestry,  
SY10 8EA**

**Guide Price  
£650,000**

To view this property please call us on **01743 236 800** Ref: C7540/ERJ/KQ

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# An idyllic detached, much improved, three bedroom country home with stunning south facing gardens.

Sitting in the pretty hamlet of Knockin Heath, conveniently situated between the medieval town of Shrewsbury and the market town of Oswestry is Holly Tree Cottage an idyllic country home full of character and charm with a modern twist.

This property has been improved, modernised and much loved by the current owners and comprises of an entrance hall, sitting room/snug, large open plan kitchen/dining/family room, utility, cloakroom and three bedrooms including a master with en-suite, dressing area and family bathroom. Outside includes a large parking area a detached oak frame carport/garage/workshop, shed, log store, chicken coup and a summer house/bar at the end of the most well-kept and charming gardens.



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The property is approached via wrought iron gates leading onto a gravelled driveway with ample parking.

### ENTRANCE HALL

Large double-aspect hallway with period radiator and double oak glazed doors leading through into:

### SITTING ROOM / SNUG

22'11" x 10'5" (6.99m x 3.18m)

A beautiful space, also with double-aspect windows, exposed beams and a brick fireplace with a log-burning stove. Charming and full of character.

### OPEN PLAN KITCHEN/DINING/FAMILY ROOM

25'7" x 16'5" (7.80m x 5.00m)

A light, bright and airy space with an outside-in living feel due to the fitted bi-fold doors and two large skylights. This is a wonderful area with space for a dining table and chairs and a seating area. The attractive fitted kitchen with painted wooden Neptune cupboards, soft close drawers and black granite worktops, is lovely. There is also an island with additional storage, an integrated dishwasher, wine fridge, Belfast sink placed under the window, a Leisure electric range cooker and space for an American-style fridge freezer.

### UTILITY ROOM

11'8" x 5'1" (3.56m x 1.55m)

A great sized room with a back door leading out into the side and rear garden. Fitted units with good storage, space for a washer and dryer, double stainless steel sink and drainer with pretty cottage-style window overlooking the rear garden.

### CLOAKROOM

Wash hand basin set to vanity unit, wc

### MASTER BEDROOM

16'5" x 14'8" (5.00m x 4.47m)

A pretty and generous-sized room with fitted wardrobes, a separate Dressing Area, views over the garden.

### DRESSING AREA

12'8" x 5'1" (3.86m x 1.55m)

### EN SUITE SHOWER ROOM

A modernised and extended to include; low flush WC, hand basin, double walk-in shower with rainfall attachment, heated towel rail and skylight.

### BEDROOM 2

10'5" x 9'5" (3.18m x 2.87m)

A characterful room with exposed brickwork, and double-aspect windows.

### BEDROOM 3

10'5" x 7'9" (3.18m x 2.36m)

The current owners use bedroom three as an extended dressing room with fitted storage running along both walls. The dimensions given are taken without the storage space to show the actual size of the room, which would make a nice size single. The owner is happy to take out the storage and make good. Window overlooking the side garden.

### FAMILY BATHROOM

A charming and quirky room with views of the rear garden, hand basin, low flush WC with fitted vanity unit and roll top bath with overhead rainfall shower attachment.

### OUTSIDE THE PROPERTY

The outside space and gardens of this property are truly stunning, with well-established hedging, plants, flower borders and fruit trees. The current owners have designed the area so you can follow the sun around all day long in this south-facing haven. There are numerous seating areas, pathways and a chicken coup tucked away at the bottom. There is also a handy backyard to the side and an outside shed. Although you have detached neighbours on either side, this property has a secluded, private feel.

### SUMMER HOUSE

10'0" x 9'9" (3.05m x 2.97m)

At the very bottom of the garden is a delightful Summer house/Bar, with fitted seating, electricity and TV point next to an outside decked area with large sofas, a lovely spot for soaking up the sun or an evening G&T. Behind this is a raised vegetable plot.

### OAK FRAMED CARPORT/GARAGE/WORKSHOP

19'8" x 9'10" (6m x 3m)

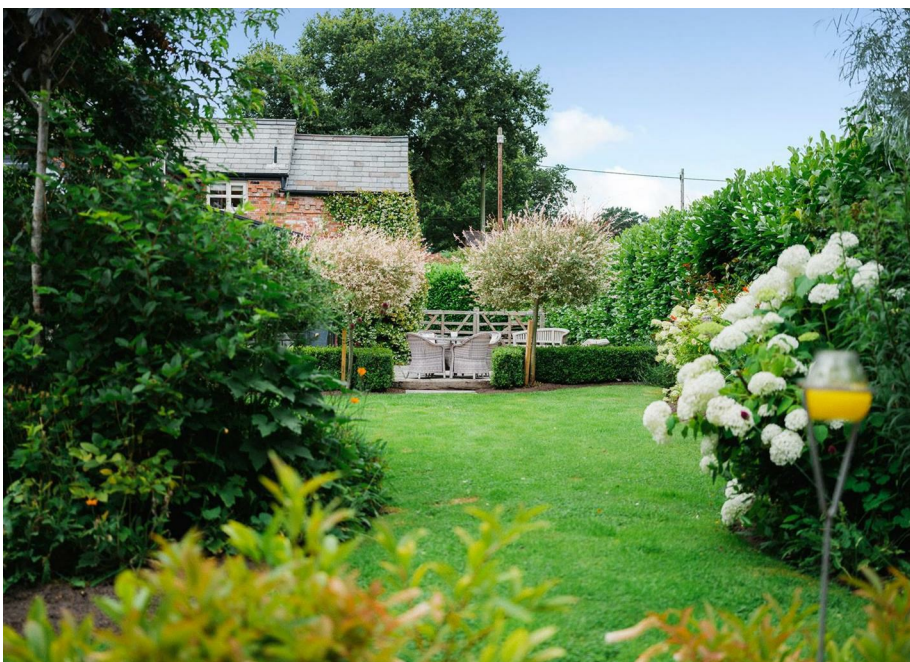
The current owners have also added an attractive Oak Framed Carport/Garage/Workshop with mains electricity connected. The space is currently used as a single carport and workshop.

In essence, Holly Tree Cottage is an idyllic country home, sat in a fantastic location, full of period charm and modernised to a very high standard with stunning south-facing gardens. Viewings are a must!



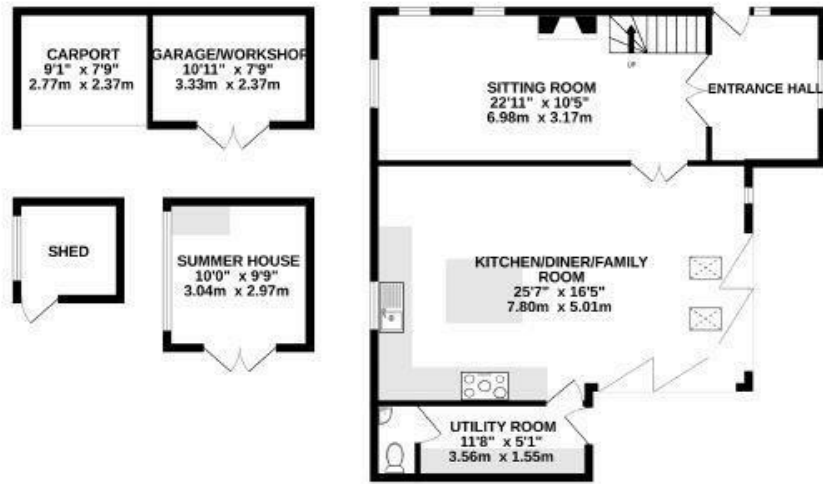




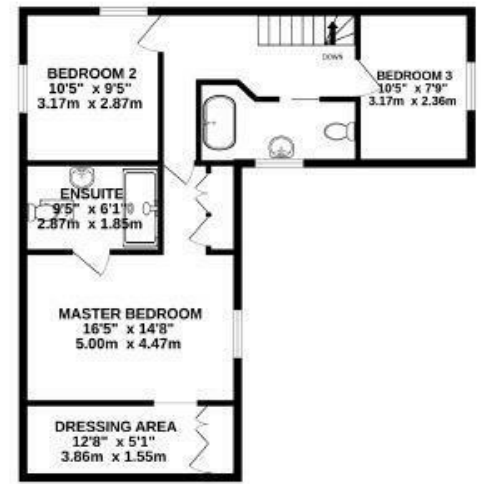


# FLOOR PLANS ...

**GROUND FLOOR**  
1095 sq.ft. (101.7 sq.m.) approx.



**1ST FLOOR**  
634 sq.ft. (58.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1729 sq.ft. (160.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## HOW TO FIND THIS PROPERTY

Directions from Shrewsbury take the A5 to the Nesscliffe roundabout, take the first exit to Knockin then the first left signposted Knockin Heath and The Cross Keys Pub the property will be found on your left-hand side no more than half a mile down.



### SERVICES

We understand mains water and electricity are connected, oil-fired central heating, private drainage and a Worcester Bosch Heat Slave boiler set outside and serviced every 12 months. All UPVC windows are 8 years old.

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

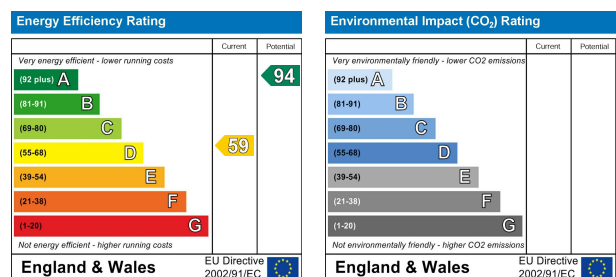
Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND.  
Tel: 0345 678 9000

Council Tax Band: D

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.



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