



Roger  
Parry  
& Partners

Top Farm House Knockin, Oswestry, SY10 8HN



**Top Farm House Knockin, Oswestry, SY10 8HN  
Offers In The Region Of £999,995**

Unique family home with two holiday lets. Top Farm house is a 17th century, Grade II listed farmhouse boasting character in abundance, nestled in the idyllic Shropshire countryside in the village of Knockin. Retaining original beams, uneven floors and traditional styling throughout. Top Farm House has six bedrooms laid over three floors, with ensuite bathrooms, galleried landings and spacious living areas. There are two self contained barns currently used as holiday lets, but also ideal for family accommodation. The cottage is one bedroom, with kitchen, living area and courtyard, and the lodge offers two ensuite bedrooms, open plan living/kitchen area and courtyard. The current owners also holiday let the main house and in all generate a good income yearly. Externally there is parking areas for the house and accommodation's, and adjoining paddock approximately 1.3 acres with steel constructed outbuilding.





Floor Plan  
(not to scale - for identification purposes only)



**TOP FARM HOUSE**

A beautiful property full of original features and offering a business potential or spacious family home.

**PORCH**

8'1 x 8'1 (2.46m x 2.46m)

Accessed from the front of the property through wood and glazed door with Quarry tiled flooring, windows to both sides, doors also leading to the dining room and living room.

**LIVING ROOM**

35'1 x 17'5 (10.69m x 5.31m)

Light and airy room with windows to the front and rear elevations, feature inglenook fireplace with a log burner sitting on a herringbone brick hearth, two radiators, stair case leading to the first floor, exposed beams to walls and ceilings, and under stairs storage. Doors leading to kitchen and inner hallway.

**INNER HALL**

With exposed brick walls, Oak door into the cloakroom and dining room.

**DINING ROOM**

20'1 x 10'5 (6.12m x 3.18m)

Retaining original features this really does give you a grand impression. With brick inglenook fireplace and inset log burner as the main feature, beamed ceilings, window to the front aspect and radiator.

**CLOAKROOM**

Having a high flush WC, wash hand basin, heated towel rail, roof light, Oak flooring and built in storage cupboard.

**OFFICE/ GROUND FLOOR BEDROOM**

10'2 x 7'1 (3.10m x 2.16m)

Currently used as a ground floor bedroom but formerly an office. Window to the side elevation, ceiling light and radiator.

**KITCHEN**

20'11 x 16'3 (6.38m x 4.95m)

Country style kitchen with a range of hand built base units with granite work surfaces over, inset Belfast sink with mixer tap and drainer, Aga with warming plate - two hot plates and four ovens, exposed wood flooring, and French bay doors opening onto a patio sitting area.

**UTILITY**

12'8 x 7'11 (3.86m x 2.41m)

Fitted with wall and base units and work surfaces over, inset sink with mixer tap and drainer, plumbing for washing machine, void for oven, window to side and front, beams to walls and ceiling, radiator and flagged flooring.

**REAR HALL**

Rear door opening onto the parking area, window to the rear, slate flooring, exposed brock walls, door into;

**CLOAKROOM**

Low level WC, wash hand basin, window to the side, floor mounted Mistral oil boiler.

**FIRST FLOOR****LANDING**

17'10 x 14'10 (5.44m x 4.52m)

A real feature and impressive landing area having exposed timbers and brick walling, original wooden floorboards, window to the side, staircase to the second floor and doors off too;

**BEDROOM ONE**

19'10 x 13'10 (6.05m x 4.22m)

Spacious room with window to the front, radiator, built in wardrobe and door leading to;

**ENSUITE**

White suite comprising enclosed shower cubicle, vanity unit with inset sink, and low level WC. Heated towel rail, Oak flooring, extractor fan, tiled walls, and window to the rear.

**BEDROOM TWO**

16'6 x 10'2 (5.03m x 3.10m)

Double room with window to the front elevation, radiator and ceiling light.

**BEDROOM THREE**

15 x 12'2 (4.57m x 3.71m)

Double room with window to the rear, fitted Oak wardrobes, exposed wooden floor board and radiator. Door into;

**ENSUITE TWO**

Suite comprising panelled bath with shower attachment, low level WC and wash hand basin. Heated towel rail, exposed floorboards and light.

**BEDROOM FOUR**

16'4 x 12'7 (4.98m x 3.84m)

Double room with windows to the front and rear elevations, radiator, and door inro;

**ENSUITE THREE**

Modern suite comprising walk-in shower, low level WC, and wash hand basin. Heated towel rail, tiled walls and floors, and spotlighting.

**BATHROOM**

Luxury bathroom with freestanding bath with shower attachment, low level WC and wash hand basin. Exposed wooden floor, beams to ceiling, window to the rear, heated torwel rail and school style radiator. Lovely room full of character.

**SECOND FLOOR**

Turned staircase with slight restricted head height.

**BEDROOM FIVE**

11 x 9'08 (3.35m x 2.95m)

Twin room with window to the rear, part vaulted ceiling, radiator and beams to ceiling.

**BEDROOM SIX**

13'10 x 10'5 (4.22m x 3.18m)

Double room with exposed timbers, ceiling light and radiator.

**PLAYROOM/ LOUNGE**

15'11 x 14'4 (4.85m x 4.37m)

An adaptable room, but currently used as a top floor living room/play room - with vaulted ceilings and exposed timbers and structural beams, window to the rear, and door into.

**SITTING ROOM**

13'2 x 12'5 (4.01m x 3.78m)

Part vaulted ceilings with exposed beams, window to the side and radiator.

**CELLAR**

From the rear hall on the ground floor there is gated access and steps leading down to the cellar. Currently used as a laundry room.

**TOP FARM LODGE****OPEN PLAN LIVING/DINING/KITCHEN**

16'2 x 13'5 (4.93m x 4.09m)

Light and airy room with double doors opening onto the enclosed courtyard, electric panel heaters, Velux window, wood burning stove, TV point and oak flooring. The kitchen area has modern wall and base units with work surfaces over, double electric oven, ceramic hob with extractor fan over, one and a half bowl sink with mixer tap and drainer.

**HALLWAY**

With Oak flooring, window and door to the front, light and doors off too;

**BEDROOM ONE**

13'6 x 9'3 (4.11m x 2.82m)

Double room with two Velux windows, oak flooring and electric wall heater.

**ENSUITE**

White suite comprising a P shaped bath with wood panelling and shower over, wash hand basin and low level WC. Part tiled walls, tiled flooring, heated towel rail and Velux window.

**BEDROOM TWO**

13'5 x 12'8 (4.09m x 3.86m)

Double room with two Velux windows, electric wall heater and door into;

**ENSUITE**

Comprising walk in shower, vanity unit with wash hand basin, and low level WC. Part tiled walls, tiled flooring, heated towel rail and light.

**COURT YARD**

There is an enclosed courtyard perfect for dining outside with gated access to the parking area.

**TOP FARM COTTAGE****LIVING/DINING ROOM**

12'7 x 9'4 (3.84m x 2.84m)

With exposed brick wall and beams to ceiling, window to the side, Oak flooring and opening into;

**KITCHEN**

10'9 x 6'1 (3.28m x 1.85m)

Fitted with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer, integral oven with hob and extractor hood over, and void for appliances. Wood and glazed door leading to the rear courtyard, tiled flooring, part tiled walls and door into;

**SHOWER ROOM**

Fitted with a walk-in shower, low level WC and wash hand basin set on a vanity unit. Part tiled walls, exposed stone walls, heated towel rail, tiled flooring and spot lighting.

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**BEDROOM**

127 x 6'10 (3.84m x 2.08m)

Double room with window to the rear courtyard, Oak flooring, electric heater and ceiling light.

**COURTYARD**

Enclosed courtyard with brick paving, and gated access to the parking area.

**EXTERNAL**

The properties are approached through gates leading to the gravelled driveway, and turning area. There is parking available as a whole or can be sectioned off for each property to keep it private. The gardens are very well presented with a front lawn area to the main house with plants and trees, with sandstone walling and hedge to boundaries. A gate gives access to the adjoining paddock and steps lead up to a further garden area with greenhouse. There is a log store and bicycle store.

**PADDOCK**

The adjoining paddock measures approximately 1,3 acres and is a flat area. There is a summerhouse and a patio area, with a further steel built outbuilding. ( Measuring 12 metres x 5 Metres )

There is a pump house to the side of the driveway and a reservoir provided by the Bradford estate supplies water to the fields.

**GENERAL NOTES****TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

**SERVICES**

We are advised that mains electric, water, drainage and oil central heating. We would recommend this is verified during pre-contract enquiries. Broadband Download Speed: Standard 20 Mbps & Superfast 80 Mbps. Mobile Service outdoor and indoor is Likely. FLOOD RISK: Very Low.

**COUNCIL TAX BANDING**

We understand the council IS payable to Shropshire county council. We would recommend this is confirmed during pre-contact enquires.

**SURVEYS**

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.



**Local Authority:** Shropshire

**Council Tax Band:**

**EPC Rating:** F

**Tenure:** Freehold

**Fixtures and fittings:** No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

**Wayleaves, rights of way and easements:** The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

### Directions:

From the A5 Trunk road proceed to the A5 roundabout known as 'mile end' and take the A483 signposted Welshpool/Newtown. Proceed and take the second turn to the left sign posted Maesbury. Continue through the village of Maesbury and through Woolston Bank until reaching a 'T' junction, turn left and continue through the village of Knockin and the property will be viewed to the right hand side.

### Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

The Estates Office, 20 Salop Road, Oswestry, Shropshire,  
SY11 2NU

oswestry@rogerparry.net

01691 655334

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Important Notice: 1. 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. 2. 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. 3. Descriptions 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. 4. Where any references are made to a planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.