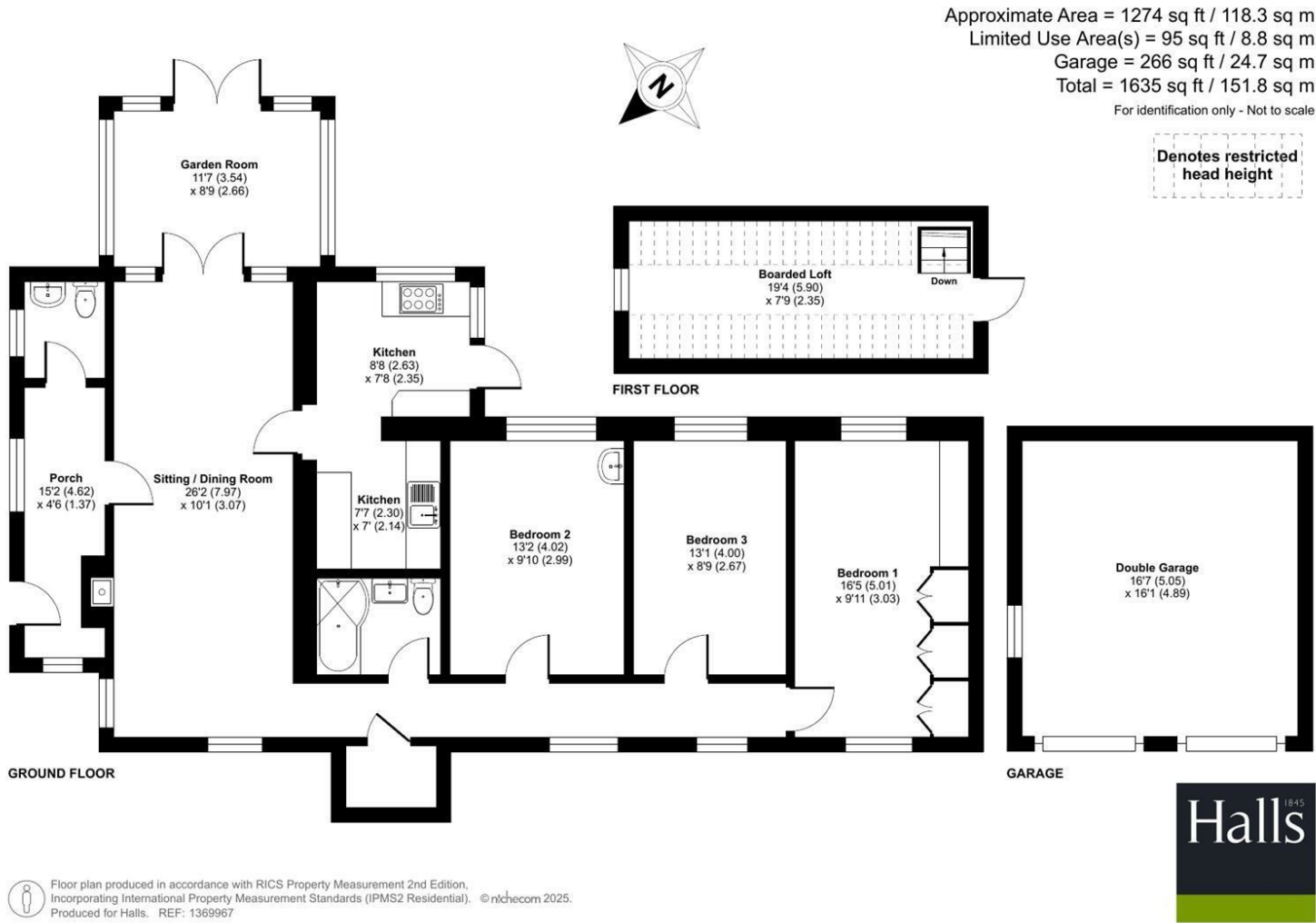


FOR SALE

Croft Cottage New Marton, St. Martins, Oswestry, SY11 3HR



FOR SALE

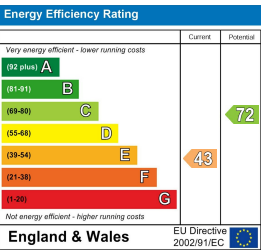
Offers in the region of £450,000

Croft Cottage New Marton, St. Martins, Oswestry, SY11 3HR

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 fantastic and truly one-off opportunity to acquire a charming detached country cottage, occupying a superb and highly private position with breath taking panoramic views across open countryside. Owned by the same family for many years, Croft Cottage offers excellent scope for modernisation and enhancement, sitting in large wrap-around gardens with an adjoining paddock extending to around one acre, a substantial double garage, and private driveway access. Properties in this location are exceptionally rare to the market and offer an unmissable chance to create a wonderful rural home. ****NO CHAIN****



01691 670320

Oswestry Sales
20 Church Street, Oswestry, Shropshire, SY11 2SP
E: oswestry@hallsgb.com



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- **A fantastic one-off opportunity to acquire a detached country cottage in a highly sought-after rural location.**
- **Flexible layout including a spacious sitting/dining room with fireplace and a light-filled garden room enjoying stunning views.**
- **Three double bedrooms together with a fitted kitchen, utility and family bathroom.**
- **Positioned to take full advantage of the outstanding panoramic countryside views and wonderful privacy.**
- **Separate fenced paddock of approximately one acre with a water trough, ideal for grazing or smallholding use.**

NO CHAIN

DESCRIPTION

Croft Cottage is a unique detached rural home set in a tranquil and elevated position surrounded by open farmland. The property has been well-loved over the years and now offers significant potential for modernisation or reconfiguration to create a truly special home in a prime countryside setting.

The accommodation currently provides a spacious and flexible layout across the ground floor, with a welcoming sitting/dining room featuring a central fireplace, a fitted kitchen, together with a superb garden room enjoying wonderful views over the gardens and beyond. Three double bedrooms and a bathroom complete the ground floor, while a useful boarded loft room offers excellent additional space, ideal as a hobby room or storage.

Outside, the property enjoys large mature gardens which wrap around the house, including a pond, paved patio areas and well-established lawns. Beyond the garden lies a well-fenced paddock of approximately one acre with water trough, perfect for equestrian, hobby farming, or amenity use. A substantial detached double garage and ample driveway parking complete this idyllic rural home.

Croft Cottage represents an increasingly rare opportunity to purchase a property of this character and privacy within such a desirable and unspoilt area.

SITUATION

Croft Cottage occupies an outstanding rural position at New Marton, a small hamlet close to the village of St Martins, enjoying complete peace and privacy while remaining convenient for local amenities.

St Martins provides a good range of facilities including a supermarket, primary and secondary schooling, medical centre, public house and post office.

The nearby A5 offers easy access to Oswestry (approximately 5 miles), Chirk (4 miles), Wrexham (12 miles) and Shrewsbury (22 miles), together with excellent rail connections from Chirk to Chester, Shrewsbury and beyond.

The surrounding countryside offers beautiful walks, bridleways and canal-side trails, with the Llangollen Canal running nearby, perfect for those who appreciate rural living and outdoor pursuits.

W3W

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SCHOOLS

Local primary schooling is available at St Martins Primary School, with secondary education at The Marches School, Oswestry.

There are also excellent independent schools within reach including Moreton Hall, Ellesmere College, and Oswestry School.

ACCOMMODATION

Ground Floor

Entrance Hall – Entrance Hall leading to the main living accommodation with cloakroom.

W/C- A separate e/c for guests to use coming off the Entrance hall

Sitting/Dining Room [26'2" x 10'1"] – A generous dual-aspect living space with feature fireplace, window to front, and double doors leading to the garden room.

Garden Room [11'7" x 8'9"] – A superb light-filled space with panoramic rural views and double doors opening to the garden.

Kitchen [8'8" x 7'8"] [7'7" x 7'] – Fitted with a range of traditional units, tiled splashbacks, space for appliances plumbing for washing machine and access to outside.

Bedroom 1 [16'5" x 9'11"] – Large double bedroom with front aspect and built-in wardrobe space.

Bedroom 2 [13'2" x 9'10"] – Double bedroom overlooking the garden.

Bedroom 3 [13'1" x 8'9"] – A further well-proportioned bedroom.

Bathroom – Fitted suite with bath, wash hand basin and WC.

First Floor

Boarded Loft Room [19'4" x 7'9"] – A useful space offering potential for conversion (subject to consent).

OUTSIDE AND LAND

Croft Cottage sits within a wonderfully private and mature plot, approached via a long private driveway which sweeps down to the house, providing a true sense of arrival. There is extensive parking for multiple vehicles, together with a large detached double garage [16'7" x 16'1"], offering excellent storage, workshop or hobby space, and clear potential for conversion (subject to planning).

The property enjoys wrap-around gardens which extend to all sides of the house, beautifully framing it with open rural outlooks in every direction. The gardens are predominantly laid to lawn with mature trees, shrubs, and a range of established planting, offering a blank canvas for landscaping or reconfiguration to suit a new owner's lifestyle. There is ample space for the creation of a vegetable garden or orchard, while the existing pond area could be further developed as a wildlife or water feature zone to complement the setting.

Beyond the formal gardens lies a separate paddock, extending to around one acre, complete with water trough, providing ideal space for grazing, a pony paddock, or hobby livestock. The paddock benefits from well-defined boundaries and enjoys the same beautiful rural views as the main house. For those seeking an equestrian or smallholding element, there is plenty of scope to introduce stabling or further outbuildings (subject to the necessary consents), without impacting the privacy and aesthetic of the house and gardens.

The overall setting is quite exceptional — peaceful, private, and surrounded by open countryside — offering an increasingly rare opportunity to enjoy a rural lifestyle in such an unspoilt location.

SERVICES

Mains electricity

Private drainage (septic tank)

Oil-fired central heating

Mains water

LOCAL AUTHORITY

COUNCIL TAX BAND

TENURE

We are informed the property is Freehold, subject to verification by the purchaser's solicitor.

VIEWINGS

Strictly by appointment with the Oswestry office of Halls Estate Agents.

Tel: 01691 670 320

Email: oswestry@halls.gb.com

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.