



THE DRIFT HOUSE

QUEENS HEAD | OSWESTRY | SY11 4JL





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Oswestry 4 miles | Ellesmere 7 miles | Shrewsbury 14 miles | Wrexham 17 miles
(all mileages are approximate)

A CAREFULLY CONVERTED FOUR-BEDROOM BARN OFFERING
SUBSTANTIAL LIVING ACCOMODATION AND GENEROUS GARDENS
WITH A RURAL OUTLOOK

Carefully Converted to Retain a Range of Character Features
Around 2,400 sq ft
Gardens ext to approx. 0.62ac
Garage/Storage
Rural yet Convenient Location



Ellesmere Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

The Drifthouse is an impressively converted barn combining substantial accommodation with the character of the original building. Extending to approximately 2,400 sq ft, the property retains an excellent range of period features complemented by striking modern flourishes and underfloor heating to the ground floor.

The property occupies an attractive plot extending to approximately 0.62 acres, approached through stone gate pillars onto a sweeping gravelled drive with extensive parking and turning space. Broad lawns surround the house and enjoy an open outlook across the adjoining Shropshire countryside. A detached brick-built garage and store provide valuable additional accommodation.

SITUATION

The Drifthouse enjoys an appealing rural position at The Fords, on the edge of Queens Head to the east of Oswestry. The setting combines open countryside with particularly convenient access to the A5, placing Oswestry and the wider road network within easy reach. Queens Head itself lies alongside the Montgomery Canal and has a well-regarded public house and restaurant, whilst the nearby village of West Felton provides further everyday amenities

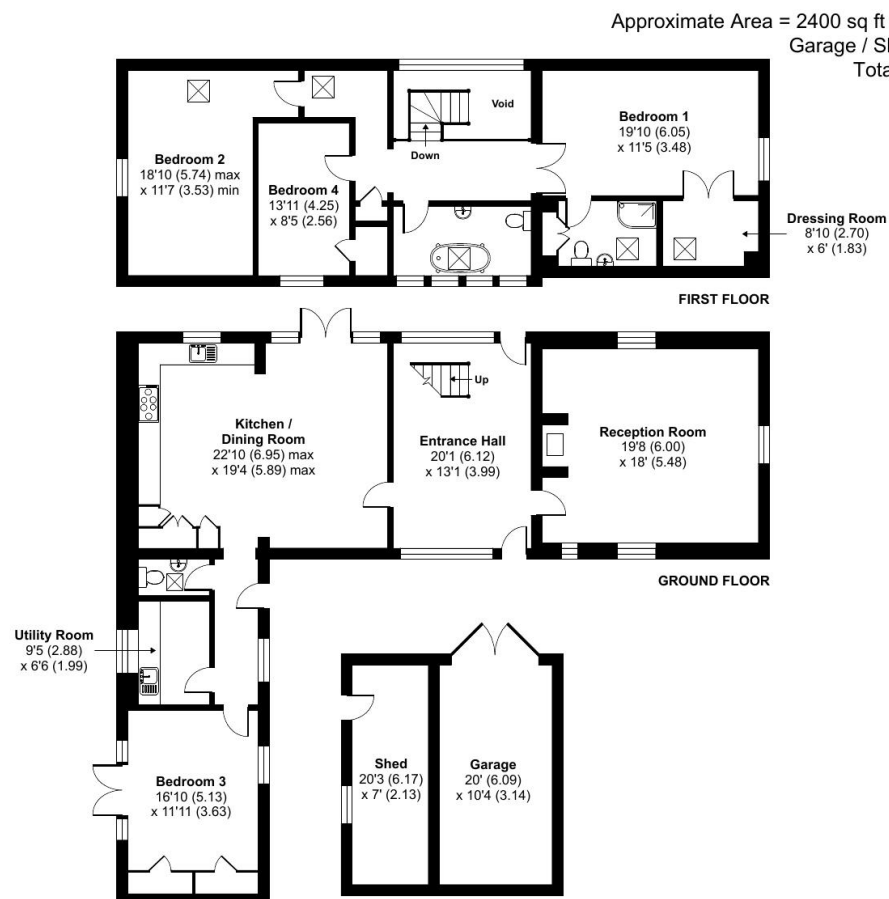
Oswestry provides a comprehensive range of shops, supermarkets, leisure and recreational facilities, together with restaurants, cafés and professional services. The position is well suited to those requiring access towards Shrewsbury, Chester, North Wales and the Midlands via the A5 and connecting road network

THE PROPERTY

The Drifthouse offers spacious and characterful accommodation arranged around a striking central entrance hall, where exposed sandstone, oak joinery and full-height glazing immediately reflect the quality and character of the conversion.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Halls. REF: 1509768



The principal reception room is generously proportioned and features exposed timbers and a substantial brick fireplace with wood-burning stove, while the large kitchen and dining room forms an excellent everyday living and entertaining space with oak-fronted cabinetry, central island, range-style cooker and French doors opening directly onto the gardens.

A useful utility room, cloakroom and ground-floor bedroom add welcome flexibility to the ground floor accommodation. Upstairs are three further bedrooms, including a particularly spacious principal bedroom with dressing room and shower-room facilities, together with a well-appointed family bathroom. Exposed roof timbers, vaulted ceilings and attractive detailing continue throughout the first floor, reinforcing the property's appealing balance of traditional character and practical modern living.



GARDENS

The Drifthouse is approached through substantial stone gate pillars onto a sweeping gravelled driveway which curves around the property and provides excellent parking and turning space.

The gardens and grounds extend in all to approximately 0.62 acres and are predominantly laid to generous expanses of lawn, bounded by established hedging and mature trees. The comparatively open nature of the gardens allows attractive views over the surrounding agricultural landscape and gives the property a pleasing sense of space.

GARAGE / WORKSHOP

Positioned separately from the house is a traditional brick-built outbuilding comprising a garage and adjoining store/shed, extending to approximately 369 sq ft in total and providing useful garaging, workshop or general storage space.

SCHOOLING

Local primary education is available at West Felton CofE Primary School, with further primary schools at Whittington and in Oswestry. Secondary provision includes The Marches School in Oswestry, with Lakelands Academy and The Corbet School also within the wider area. Independent education is available at Oswestry School and throughout the county.

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 and electric. Drainage is provided to a private system and heating is provided by a ground source heat pump.

LOCAL AUTHORITY

Shropshire Council

COUNCIL TAX

Council tax band E

EPC RATING

Current EPC Rating - D

W3W

earpiece.hike.furniture

DIRECTIONS

Leave Mile End Roundabout to the south-east via the A5, continuing for around 2 miles until a left hand turn leads onto the B5009 (signposted Ellesmere/Whittington). Continue on this road for 0.4 miles and turn left onto Twyford Lane where, shortly after, the property will be positioned on the left.



RIGHT 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 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. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.



For identification purposes only.

