



FOR SALE

Offers in the region of £375,000

Old Post Office Northwood, SY4 5NN

A characterful double-fronted detached three-bedroom period country cottage retaining a range of traditional features and situated within generous gardens which boast a large garage/workshop, pleasantly situated within the popular village of Northwood.



Wem (4 miles), Ellesmere (5 miles), Oswestry (13 miles), Shrewsbury (15 miles).

All distances approximate.



- Double-Fronted Cottage
- Period Features
- Versatile Accommodation
- Generous Gardens
- Garage/Workshop
- Village Setting

DESCRIPTION

Halls are delighted with instructions to offer Old Post Office in Northwood for sale by private treaty.

Old Post Office is traditional double-fronted detached period cottage which has, over the years been extended and improved to now provide over 1,400 sq ft of characterful yet versatile living accommodation pleasingly situated across two well proportioned floors, these comprising, on the ground floor, an Entrance Hall, Reception Room, Kitchen, Dining Room, Office, Bathroom, Utility Room, and Conservatory, together with three first-floor Bedrooms and a Shower Room.

The property is complemented by generous gardens which extend, in all, to around 0.19ac and offer a wonderful accompaniment to the home, whilst comprising areas of lawn interspersed with and bordered by a range of established floral and herbaceous beds, alongside an attractive paved patio area and a driveway which leads on to a large detached Garage/Workshop.

SITUATION

Old Post Office enjoys a central position within the popular village of Northwood. Whilst enjoying this quiet rural location, it is still conveniently positioned with regard to the nearby North Shropshire towns of Wem and Ellesmere, both of which have an excellent range of local shopping, recreational and educational facilities. The county town of Shrewsbury is easily accessible by car and offers a more comprehensive range of amenities of all kinds. Shrewsbury is well located with regard to travelling to the West Midlands and beyond via the M54 network. For those wishing to travel north, Chester and the northwest is also easily accessible via the A49/A41 Road networks.

DIRECTIONS

Leave Ellesmere to the east via the A495, taking a left turn shortly after The Mere to remain on this road until reaching the village of Welshampton, where, shortly after passing the Sun Inn on the left, a right hand turn (signposted Wem) leads onto the B5063; proceed on this road for around 1.2 miles when, in the centre of the village of Northwood, the property will be positioned on the right, identified by a Halls "For Sale" board.

W3W

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SCHOOLING

The property lies within a convenient proximity to a number of well-regarded state and private schools, including Newtown C of E Primary (rated outstanding), Welshampton C of E Primary, Whixall C of E Primary, Cockshutt C of E Primary, Lakelands Academy, Thomas Adams School, and Ellesmere College.



3 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



THE PROPERTY

The property provides principal access via a covered external porch which opens into an Entrance Hall, where stairs rise to the first floor and a door leads immediately to the left into a welcoming Reception Room with double-aspect windows and a centrally positioned multi-fuel burner set within an inglenook. From the Reception Room, a door provides access into a versatile, Room, this offering potential for more formal occasions or for use as a Family Room or similar, with quarry-tiled flooring and bay-window onto the side elevation; adjoining the Dining Room to one side is a Kitchen which features a range of base and wall units complemented by a window overlooking the rear, as well as a door which opens into a ground floor Office, perfect for those working from home or, potentially, for buyers desiring a fourth Bedroom.

The rear of the ground floor, and accessed from the Dining Room, comprises a useful Utility Room with secondary access door which exits onto the garden, as well as a Bathroom containing a fitted suite, and a Conservatory offering views across the gardens.

Stairs rise from the Entrance Hall to a first floor Landing where doors open into three well proportioned Bedrooms, one of which features a range of integrated storage cupboards, and a recently modernised Shower Room.

OUTSIDE

The property is approached onto a concrete driveway situated to the right of the property, this providing space for parking and leading on to a substantial Garage/Workshop (approx. 360 sq ft) which contains two distinct aspects; with vehicular storage to the fore and a general store/workshop to the rear, alongside a gardeners toiler.

The gardens are a notable feature of the property and extend, in all, to around 0.19ac, or thereabouts, with areas of lawn complemented by established floral beds, mature trees, and a most attractive paved patio area, the latter representing an ideal spot for outdoor dining and entertaining.

THE ACCOMMODATION COMPRISES

- Ground Floor -

Entrance Hall:

Reception Room: 5.10m x 4.36m

Dining Room: 4.57m x 3.07m (max)

Kitchen: 3.68m x 2.21m

Office: 4.36m x 2.67m

Utility Room: 2.69m x 2.04m

Bathroom:

Conservatory: 3.92m x 3.61m (max)

- First Floor -

Bedroom One: 4.36m x 4.03m

Bedroom Two: 4.6m x 2.67m

Bedroom Three: 4.03m x 3.16m

Shower Room:

SERVICES

We are informed that the property benefits from mains water, and electric. Drainage is to a private system and the heating is oil-fired.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

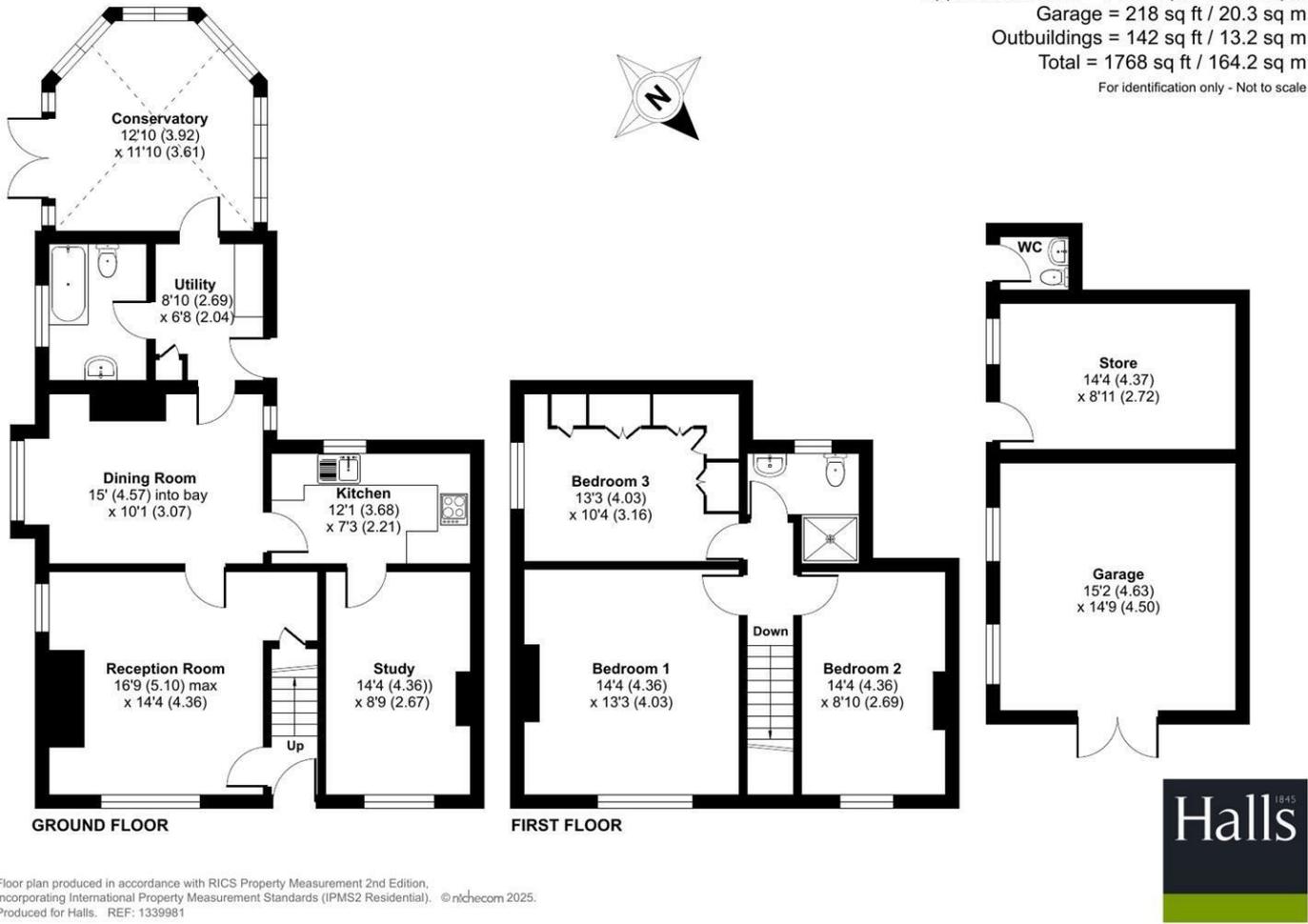
The property is shown as being within council tax band D on the local authority register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

Old Post Office Northwood, SY4 5NN

Approximate Area = 1408 sq ft / 130.8 sq m
 Garage = 218 sq ft / 20.3 sq m
 Outbuildings = 142 sq ft / 13.2 sq m
 Total = 1768 sq ft / 164.2 sq m
 For identification only - Not to scale

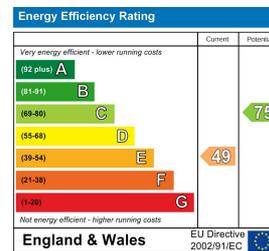


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Halls. REF: 1339981

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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 Ratings



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