



YEW TREE

MORTON | OSWESTRY | SY10 8AH





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Oswestry 4.6 miles | Wrexham 20 miles | Shrewsbury 16 miles | Chester 31 miles
(all mileages are approximate)

AN IMPRESSIVE FAMILY HOME SET WITHIN GENEROUS GARDENS

Substantial six-bedroom detached country home arranged over three floors
Generous plot with far-reaching views across open Shropshire countryside
Detached double garage with excellent annexe or home-office potential
Gated driveway providing ample off-road parking in a sought-after rural setting
Convenient access to Shrewsbury, Wrexham and Chester via excellent road links, ideal for commuters and families.



Oswestry Office

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SY11 2SP

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Viewing is strictly by appointment with the selling agents

PROPERTY

Yew Tree is a substantial and versatile detached country home offering spacious six-bedroom accommodation arranged over three floors, together with a detached double garage and annexe, all set within a generous plot enjoying far-reaching countryside views.

The property is approached via a gated driveway providing ample parking and access to the garage which is currently being renovated. Inside, a central entrance hall leads to a superb lounge/dining room extending over 32 feet with French doors opening onto the garden, creating an ideal space for entertaining and family life. To the rear is a large kitchen/dining room with island unit and doors opening out to the gardens, forming the heart of the home. A study, ground-floor bedroom and ensuite bathroom provide excellent flexibility for guests or home working.

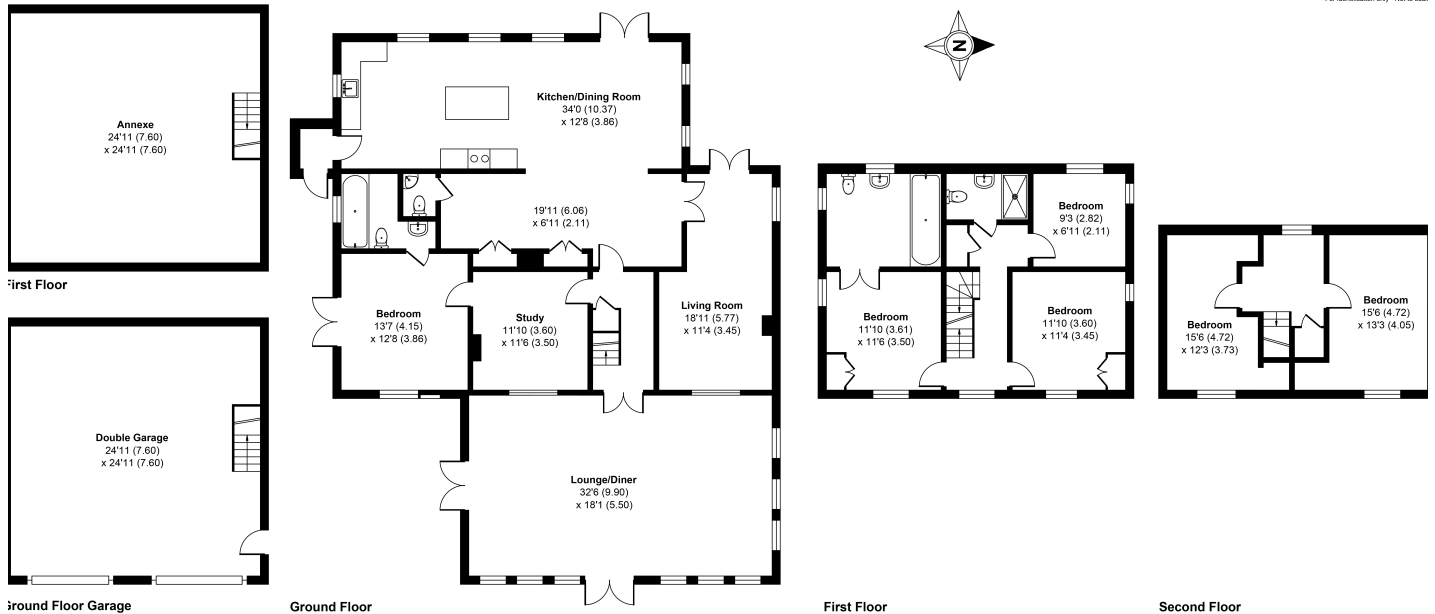
The first floor offers three well-proportioned bedrooms with an ensuite for the main bedroom as well as a family shower room, while the second floor provides two further large double bedrooms, ideal for older children or private guest accommodation.

Outside, the property occupies a large private plot with extensive parking, gardens and open views across rolling countryside. A particular feature is the detached double garage with annexe above, offering ideal space for home working, hobbies or guest accommodation.

Yew Tree combines generous family accommodation with a highly desirable rural setting, all within easy reach of Oswestry.

SITUATION

Yew Tree is situated within the highly regarded rural hamlet of Morton, enjoying a peaceful countryside setting while remaining conveniently placed for access to Oswestry and the wider Shropshire and Welsh borders. The property is surrounded by open farmland and rolling countryside, providing a superb



Approximate Area = 3043 sq ft / 282.7 sq m
Garage = 1243 sq ft / 115.5 sq m
Total = 4286 sq ft / 398.2 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) Produced by Lens-Media for Halls.

environment for walking, cycling and outdoor pursuits. The nearby market town of Oswestry offers a comprehensive range of amenities including supermarkets, independent shops, cafés, restaurants, schooling for all ages, leisure facilities and a railway station with links to Shrewsbury and beyond. Excellent road connections provide easy access to Shrewsbury, Wrexham and Chester, making the location well suited to both commuting and family.

DIRECTIONS

From Oswestry, take the B4396 signposted towards Welshpool. Continue out of the town and proceed through Morda. After leaving the village, continue for approximately 2 miles before turning right signposted Morton. Follow the lane into the hamlet, where Yew Tree will be found after a short distance on the left-hand side, clearly identified by a Halls For Sale board.





OUTSIDE

Yew Tree occupies a generous and private plot with gated access from the lane, leading onto a large driveway providing ample off-road parking for multiple vehicles.

The gardens are predominantly laid to lawn, creating an attractive setting around the house while taking full advantage of the far-reaching countryside views across the surrounding farmland. The grounds provide excellent space for outdoor entertaining, children's play and further landscaping, all within a peaceful rural environment.

A key feature of the property is the detached double garage, offering extensive storage, workshop space or secure parking. An external staircase leads to a large room above, providing excellent annexe potential for guest accommodation, home working, studio use or multigenerational living (subject to any necessary consents).

Overall, the outside space offers a rare combination of privacy, parking, outbuildings and open rural outlooks, making Yew Tree particularly well suited to family living and those seeking space and flexibility in a countryside setting.

SCHOOLING

Within a short drive are a number of highly rated state and private schools including Oswestry College, Shrewsbury School, Shrewsbury High School, The Priory, Moreton Hall, Prestfelde Prep., Packwood Haugh, and Adcote School for Girls.

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 and gas is provided to a private system

LOCAL AUTHORITY

Shropshire Council,
The Shirehall,
Abbey Foregate,
Shrewsbury,
Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – D



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.

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.

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. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own 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 £30 (including VAT) per purchaser.



