

LINDEN HOUSE

MORTON | OSWESTRY | SHROPSHIRE



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Oswestry 4.5 miles | Shrewsbury 18 miles | Wrexham 21 miles
Chester 32 miles | Birmingham 68 miles | London Euston 2 hours 45 minutes
(Distances and time approximate)

A handsome Victorian former parsonage with self-contained accommodation, exceptional gardens, garaging and far-reaching rural views near Oswestry

Elegant Victorian former parsonage believed to date from circa 1860

Beautiful period features including high ceilings, cornicing, coving, ceiling roses and fireplaces

Self-contained one-bedroom annexe, ideal for multi-generational living or guest accommodation

Extensive garaging, carport, ancillary accommodation and useful first-floor studio space

Solar panels and battery storage

Mature gardens and grounds extending to approximately one acre

Far-reaching countryside views in a sought-after rural hamlet setting

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LOCATION & SITUATION

Linden House is positioned in the rural hamlet of Morton, surrounded by attractive Shropshire countryside yet within easy reach of Oswestry. The setting offers a desirable balance of privacy, accessibility and rural outlook, with everyday amenities, schooling, leisure facilities and independent shops available in Oswestry. The surrounding area provides excellent walking, cycling and riding country, together with convenient access towards Shrewsbury, Wrexham, Chester and the wider regional road network.

Road: The property is well placed for the A483 and A5, giving access to Oswestry, Shrewsbury, Wrexham, Chester and the wider Midlands road network.

Rail: Gobowen Station is approximately 7 miles away, with services to Shrewsbury, Chester and Birmingham; London Euston is reachable from around 2 hours 45 minutes.

Air: Birmingham, Manchester and Liverpool airports are all within practical reach, providing access to domestic, European and international flights.

Schools: Local schooling includes Oswestry School, The Marches, Packwood Haugh, Ellesmere College and a range of respected state and independent schools across the area.

Sporting: The surrounding countryside offers walking, cycling and riding, with golf at Mile End and Llanymynech, sailing at Ellesmere and racing at Chester and Bangor-on-Dee.



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Linden House is a handsome Victorian former parsonage believed to date from circa 1860, occupying a delightful position in Morton. The property has been carefully improved by the current owners, combining period architecture, high ceilings and original detailing with versatile modern family accommodation. The house is complemented by a self-contained annexe, extensive garaging, solar panels with battery storage and mature grounds of approximately one acre. A former Daily Mail National Garden Competition finalist, the property offers character, flexibility and a superb rural outlook.





THE ACCOMMODATION

Internally, Linden House offers generous and highly flexible accommodation arranged around beautifully proportioned rooms with a wealth of period detail. The principal entrance hall provides an impressive arrival, with tiled flooring, high ceilings, an arched doorway and an immediate sense of character. The ground floor includes a formal drawing room with decorative cornicing, ceiling rose and fireplace, together with a further sitting room and an excellent garden room, which enjoys extensive glazing, roof lanterns and direct access onto the terrace and gardens.

The kitchen is fitted in a classic style with cream cabinetry, dark work surfaces, colourful tiled detailing

and a range cooker, with a separate utility room positioned nearby. A formal dining room provides an elegant entertaining space, while the breakfast room and adjoining sitting areas create a more relaxed everyday family arrangement.

One of the key strengths of the property is its self-contained ground floor annexe, which we understand has never been used as a separate unit. This provides excellent flexibility for dependent relatives, guests, older children, home working or possible income use, subject to any necessary consents.

To the first floor, the principal bedroom enjoys a dressing room and beautifully appointed en suite bathroom, with a roll-top bath, twin basin and period-style fittings. A further bedroom also benefits from en suite facilities, while the remaining accommodation is served by a Jack and Jill style family bathroom. There is also a useful study, ideal for working from home.

The property is further enhanced by extensive garaging, a carport, solar panels with battery storage and a versatile first-floor studio space above the garage.

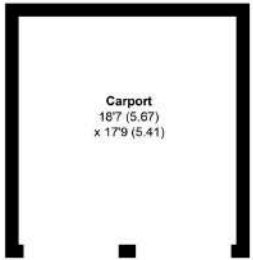




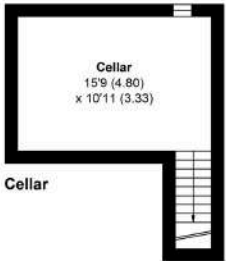


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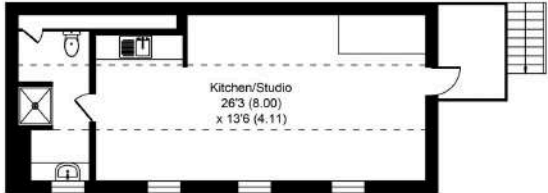
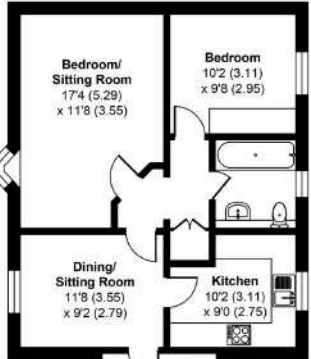
Approximate Area = 3529 sq ft / 327.9 sq m
 Garage Floor Area = 914 sq ft / 84.9 sq m
 Total = 4443 sq ft / 412.8 sq m
 (Excluding Carport)
For identification only - Not to scale



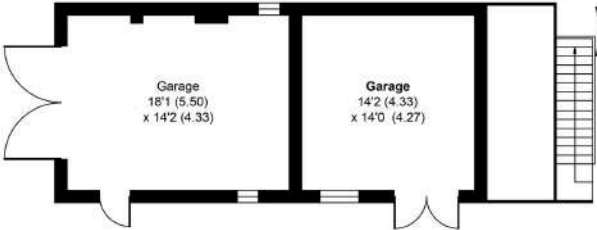
Carport



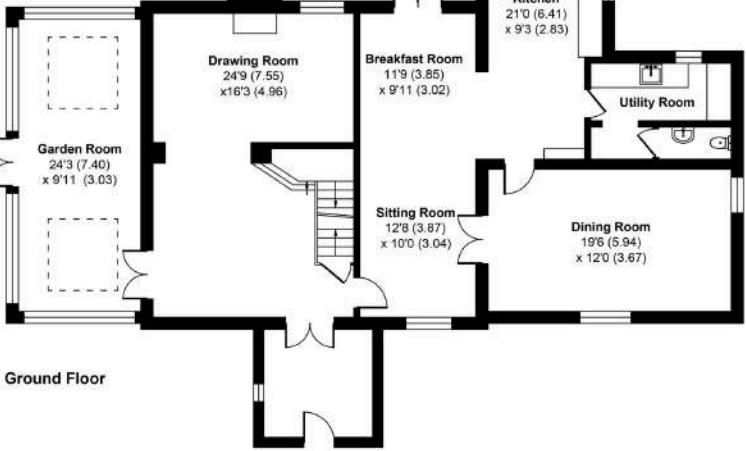
Cellar



Garage First Floor



Garage Ground Floor



Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

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GARDENS & GROUNDS

The gardens and grounds are a defining feature of Linden House, extending to approximately one acre and providing a mature, beautifully established setting. The grounds include formal lawns, specimen trees, clipped hedging, planted borders, productive garden areas, greenhouse, meadow-style planting and sheltered seating spaces. The house enjoys a generous terrace adjoining the garden room, ideal for outdoor dining and entertaining. The gardens have clear pedigree, with the property previously recognised as a finalist in the Daily Mail National Garden Competition. Beyond the grounds, there are attractive views over the surrounding countryside, enhancing the property's sense of privacy and rural appeal.

GENERAL REMARKS

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 benefits from mains water and electricity, oil-fired central heating, private drainage, solar panels and battery storage. Purchasers should satisfy themselves as to the connection, capacity and condition of all services.

LOCAL AUTHORITY

Shropshire County Council, The Shirehall, Shrewsbury, SY2 6ND.
Tel: 03456 789000

COUNCIL TAX

Council Tax Band – F

EPC

Rating – E

DIRECTIONS

What3Words ///glue.boards.brochure

From Oswestry, proceed south towards Morton via the A483/A495. Continue into the village of Morton and follow the road through the hamlet. Linden House will be found within the village, set back from the road behind its gravelled driveway and identified by its name plaque.

FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

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

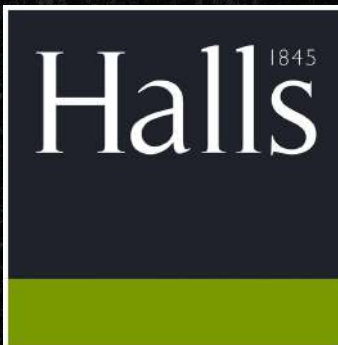
The Purchaser/s shall be deemed to have full knowledge of the boundaries, and neither the Vendor nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

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.** 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. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



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HOUSE



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