



THE LAURELS

KINNERLEY | OSWESTRY | SY10 8DW





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Oswestry 7 miles | Baschurch 7 miles | Shrewsbury 12 miles | Wrexham 20 miles | Chester 32 miles
(all mileages are approximate)

A CHARACTERFUL DETACHED COTTAGE WITH A RANGE OF
OUTBUILDINGS, SET IN AROUND TWO ACRES

Detached Village Cottage
Over 1,500 sq ft
Scope for Further Extension (STPP)
Land and Gardens ext to approx. 1.93ac
Useful Outbuildings



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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

The Laurels is a detached double-fronted country cottage occupying an attractive edge-of-village position and enjoying far-reaching views across the surrounding countryside towards the Shropshire Hills. The property offers well-balanced family accommodation together with an excellent range of traditional outbuildings and presents an exciting opportunity for further extension and enhancement, subject to the necessary planning consents.

The gardens, grounds and adjoining land extend, in all, to approximately 1.93 acres, creating an increasingly rare lifestyle opportunity. Complemented by useful garaging and traditional outbuildings, the property is well suited to purchasers with equestrian, smallholding or other rural interests, whilst enjoying the convenience of a sought-after village location.

SITUATION

The Laurels occupies an attractive position on the edge of the popular village of Kinnerley, surrounded by open farmland with far-reaching views across the surrounding countryside towards Rodney's Pillar and the Shropshire Hills. The village benefits from a well-regarded primary school, public house, village hall and active community, whilst a wider range of amenities can be found in nearby Oswestry and Shrewsbury.

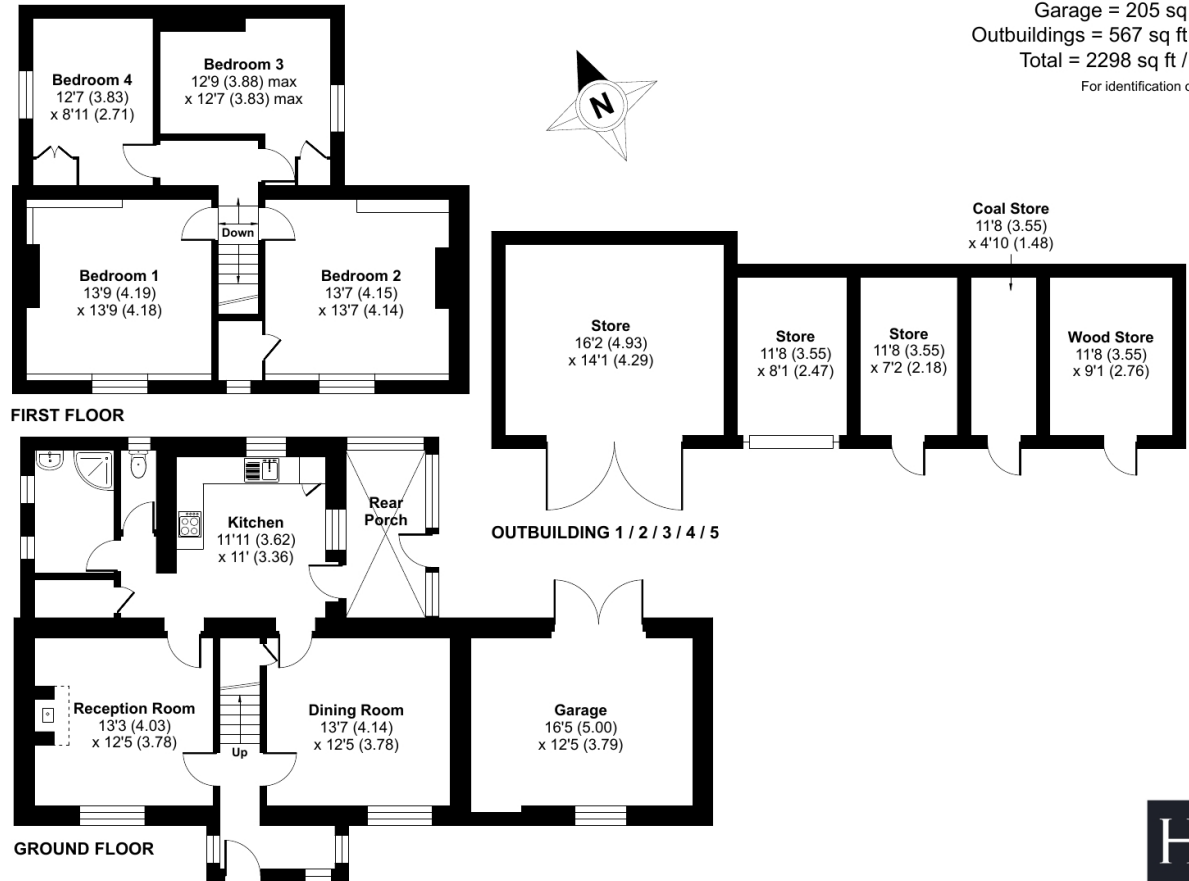
The area is particularly well placed for those seeking a rural lifestyle without isolation, offering excellent walking, riding and outdoor pursuits together with convenient access to the A5, providing links throughout Shropshire, Mid Wales and beyond.

PROPERTY

The Laurels is an attractive detached country cottage offering well-balanced accommodation arranged over two floors. The property has been sympathetically improved whilst retaining much of its traditional character, creating a comfortable family home that enjoys an exceptional setting overlooking its own land.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1479454



Approximate Area = 1526 sq ft / 141.8 sq m
Garage = 205 sq ft / 19 sq m
Outbuildings = 567 sq ft / 52.7 sq m
Total = 2298 sq ft / 213.5 sq m
For identification only - Not to scale

The ground floor provides two generous reception rooms, both enjoying pleasant outlooks across the gardens and countryside, together with a well-appointed farmhouse-style kitchen featuring a central island and direct access to the rear of the property. The adjoining stone-built section of the house offers potential for conversion to create a larger living space (STPP).

To the first floor are four well-proportioned bedrooms together with a family bathroom. The principal bedrooms enjoy particularly attractive views across the adjoining pasture and surrounding countryside, providing an ever-changing rural outlook throughout the seasons. Whilst well maintained throughout, the property also offers purchasers the opportunity to further modernise or reconfigure, if desired, to suit individual requirements.



GARDENS

The property is approached through double entrance gates opening onto a generous driveway providing ample parking and access to the outbuildings. Established lawned gardens surround the house, complemented by mature trees, well-stocked borders and attractive views across the surrounding countryside.

LAND

The adjoining parcel of grazing land extends to approximately 1.72 acres, or thereabouts. Enclosed by established boundaries, the land is well suited to grazing livestock, equestrian use or those seeking a manageable smallholding.

OUTBUILDINGS

Complementing the property is an excellent range of traditional brick and sandstone outbuildings together with garaging, providing useful storage and workshop space. The buildings further enhance the property's versatility and offer scope for a variety of uses, subject to the necessary planning consents.

SCHOOLING

A range of schooling facilities are available locally in both the state and independent sectors, including Kinnerley Church of England Primary School, The Marches School, Oswestry School, Ellesmere College and Shrewsbury School.

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

LOCAL AUTHORITY

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

COUNCIL TAX

Council Tax Band - D

EPC RATING

Current EPC Rating - D (56)

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DIRECTIONS

From Oswestry proceed south on the A483 before turning onto the B4398 towards Kinnerley. Continue into the village and follow the road through the centre. The Laurels will be found on the left-hand side, identified by a Halls 'For Sale' board.



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 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.



