



# FRONT HOUSE

KNOCKIN | OSWESTRY | SY10 8HJ





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Oswestry 6 miles | Wrexham 19 miles | Shrewsbury 17 miles | Chester 28 miles  
(all mileages are approximate)

An impressive, detached home offering beautifully presented accommodation, mature private gardens and a detached double garage in the heart of the popular village of Knockin.

Impressive, detached family residence  
Approximately 2,300 sq ft (213.7 sq m) of accommodation  
Principal suite with dressing room and en-suite bathroom  
Modern breakfast kitchen and utility room  
Detached double garage and private parking



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Viewing is strictly by appointment with the selling agents

## SITUATION

Front House occupies a prominent position within the heart of Knockin, one of North Shropshire's most desirable villages. Renowned for its strong sense of community and attractive rural surroundings, the village offers a range of local amenities including a well-regarded primary school, village hall, church and traditional public house.

The nearby market town of Oswestry provides an excellent range of shopping, leisure and educational facilities, together with supermarkets, independent retailers and healthcare services. The village is also particularly well placed for commuters, with the A5 providing convenient access to Shrewsbury, Chester and the wider motorway network, whilst rail services are available at nearby Gobowen.

## PROPERTY

Front House is an elegant detached residence offering exceptionally well-balanced accommodation extending to approximately 2,300 sq ft. Constructed in an attractive traditional style, the property combines generous room proportions with practical family living and occupies an enviable position within this popular village setting.

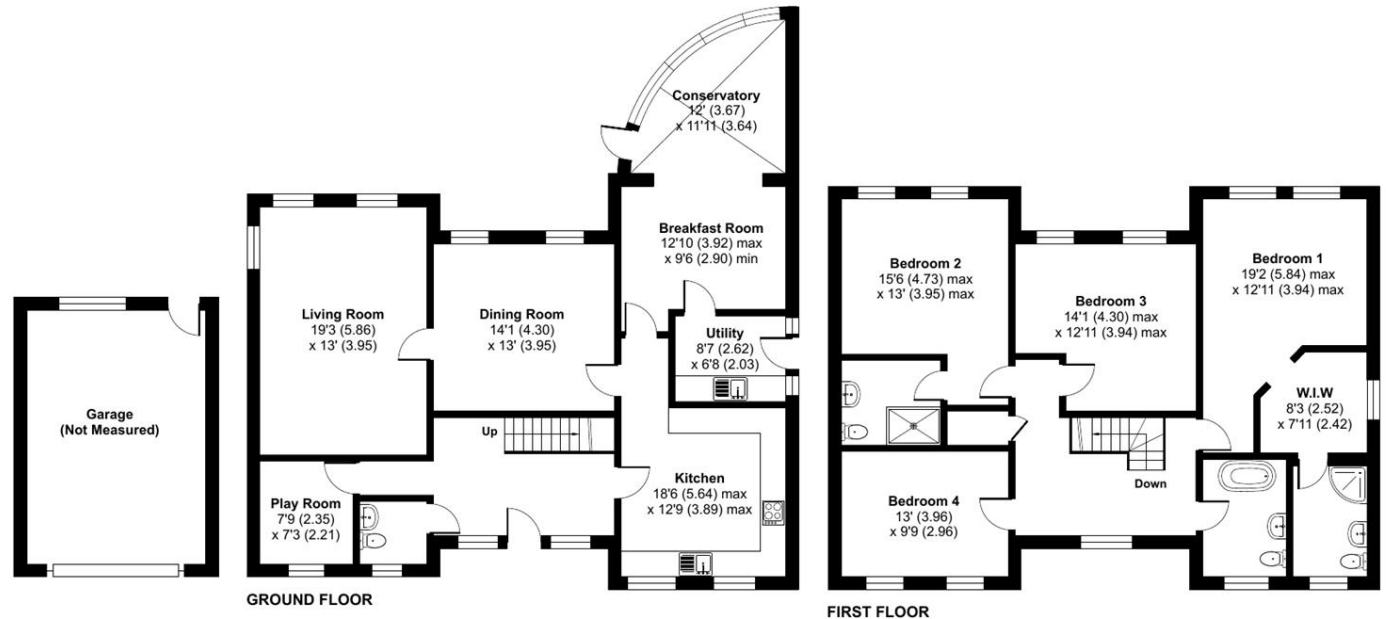
The welcoming reception hall creates an immediate sense of space and character, featuring a striking oak staircase rising to the first floor. The ground floor accommodation has been thoughtfully designed around modern family life, offering a variety of reception spaces suitable for both formal entertaining and everyday living.

The principal sitting room is a particularly impressive space, enjoying a dual aspect together with a feature fireplace and views towards the gardens. A separate formal dining room provides an excellent setting for entertaining, whilst an additional reception room offers flexibility as a family room, playroom, home office or snug.



Approximate Area = 2300 sq ft / 213.7 sq m (excludes garage)

For identification only - Not to scale



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: 1469031



The recently modernised breakfast kitchen has been finished to a high standard and incorporates an attractive range of contemporary units with integrated appliances and ample worktop space. Adjoining the kitchen is a useful utility room together with a breakfast room which opens directly into the conservatory, creating a delightful everyday living area flooded with natural light and enjoying views across the gardens.

To the first floor, a spacious landing leads to four generous double bedrooms. The principal bedroom suite enjoys excellent proportions together with a dedicated dressing room and en-suite bathroom. Three further double bedrooms are served by a well-appointed family bathroom, whilst the second bedroom also has an ensuite providing ample accommodation for growing families and visiting guests alike.



## GARDENS

One of Front House's most appealing features is its beautifully landscaped and highly private rear garden.

The gardens have been carefully designed to create an attractive outdoor environment throughout the seasons, with areas of lawn complemented by mature trees, specimen shrubs, climbing roses and established planting. A magnificent wisteria adorns the rear elevation, creating a stunning feature and adding considerable charm to the property.

A generous, paved terrace provides an ideal space for outdoor dining and entertaining, whilst the detached garden room offers a peaceful retreat, home office potential or additional entertaining space. The property further benefits from a detached double garage together with private driveway parking, providing excellent practicality alongside the attractive gardens.

## GARAGE

A detached double garage provides excellent secure parking and storage, complemented by private driveway parking for several vehicles. The garage offers potential for workshop space or further ancillary use, subject to any necessary consents.

## SCHOOLING

Knockin CE Primary School is located within the village and is highly regarded locally. Secondary education is available at The Marches School in Oswestry. Independent schools within comfortable reach include Oswestry School, Moreton Hall, Packwood Haugh and Ellesmere College.

## 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 mains water, electricity, drainage and a propane underground tank is connected. None of the services, appliances or installations have been tested by Halls.

## LOCAL AUTHORITY

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

Tel: 0345 678 9000.

## COUNCIL TAX & EPC RATING

Current EPC Rating - D

## DIRECTIONS

From Halls, 20 Church Street, Oswestry, proceed out of town via Beatrice Street and continue towards the A5. Join the A5 westbound and continue towards Knockin. Take the exit signposted Knockin and proceed into the village. Continue through the village centre and Front House will be found on the left-hand side.



## 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 these sale particulars or these

## 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

## 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.



