



Knockin Hall

Shropshire

A beautifully renovated and extended Grade II listed Hall, with additional cottages and situated within a parkland setting totalling 24.42 acres

Knockin Hall, Knockin, Nr Oswestry, Shropshire, SY10 8HQ

Oswestry 7 miles, Shrewsbury 12 miles, Chester 32 miles, Birmingham 59 miles

Features:

Knockin Hall: Kitchen/breakfast room | Drawing room
Sitting room | Dining room | Games room | Morning room
Study | Cloakroom | Principal bedroom suite | Guest bedroom
suite | 7 Further double bedrooms | 2 Further bathrooms
Range of outbuildings | Extensive garaging | Tennis court
Gardens | Parkland | EPC rating E

Lodge House: Kitchen | Sitting room | Three bedrooms
Bathroom | EPC rating F

Courtyard Cottage: Kitchen/breakfast room | Sitting room
Two bedrooms both with en suite shower rooms | Garage/
workshop | EPC rating E

Megs Cottage: Kitchen | Sitting room | Bathroom
EPC rating F

About 24.42 acres in all



The property

The Earl of Bradford built the core of Knockin Hall between 1690 and 1720 as his family summer residence. Since then, the house has evolved and been added to over the centuries. The property offers exceptional dining and entertaining space on the ground floor, with the windows providing a wonderful vista over the gardens and parkland beyond. The first and second floors comprise nine bedrooms and four bathrooms, ensuring good balance to the ground floor accommodation.

Entering the property via the stone portico, the reception hall, with a black and white tiled floor, flows into the formal and informal reception rooms. The drawing room and morning room benefit from south facing bay windows towards the Breidden Hill. The dining room is centrally located with access to both the kitchen and games room. The kitchen, along with the sitting/dining room, has been beautifully extended and refurbished under the instructions of renowned architect Graham Moss. The kitchen has a modern range of wall and base units together with a central island with granite work tops. The kitchen leads through an open arch into the 50ft open plan, dining/sitting room with under floor heating, open fire place, log burner and bay window. To the rear of the property is the back hall, comprising cloakroom and utility with connection to the range of outbuildings.

An attractive oak staircase leads from the hallway to the first and second floor landings, with a sky lantern above. On the first floor is the principal bedroom suite that has an adjoining dressing room and ensuite bathroom with double sinks, free standing central bath and a separate shower. On the second floor is the guest bedroom with en suite bathroom. There are five further bedrooms and two bathrooms arranged over the first and second floors. Two further bedrooms are accessed from the back stairs, which links all floors. The hall also gives access to a large vaulted cellar.

Outside and the cottages

Knockin Hall is approached past the traditional Lodge House, through wrought iron gates. A second set of gates open to a gravel driveway, with an avenue of trees and a sweeping concourse at the front of the house. The driveway continues to the back where there is further parking and access to the astroturf tennis court, Courtyard Cottage, Megs Cottage and a range of versatile outbuildings.

The Hall stands in glorious gardens with gravel pathways leading between stocked borders and well-manicured lawns to the productive walled kitchen garden and woodland walk which boasts an abundance of mature specimen trees and an array of rhododendrons. Two lakes bordered by beautiful irises sit centrally within the parkland style setting, whilst the sweeping lawns continue down to the orchard, and coppice of ornamental Himalayan birch.

The ***Lodge House*** is a traditional sandstone cottage, currently let out on an Assured Shorthold Tenancy. The property comprises a kitchen breakfast room, sitting room, three bedrooms and bathroom.

The two staff cottages, ***Megs Cottage*** and ***Courtyard Cottage*** converted from some of the traditional farm buildings are situated within a courtyard and benefit from the privacy of being hidden from view of the hall. There is also an open garage/workshop and triple garage.





Location

The Hall is situated within the lovely Shropshire countryside on the outskirts of the village of Knockin which offers a range of local amenities, including a Doctors surgery, local shop, public house, church and the quintessentially English Knockin and Kinnerley cricket club, pitch and pavilion. Further amenities can be found in the market town of Oswestry and the County town of Shrewsbury which provides a wealth of amenities including shopping, supermarkets, leisure facilities, restaurants and cafés along with the Quarry park which host a number of events throughout the year, including the famous Shrewsbury Flower Show.

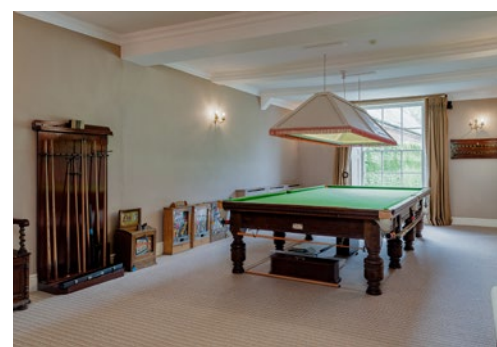
The county has an excellent selection of highly regarded state, preparatory and public schools including Oswestry School, Ellesmere College, Moreton Hall, Shrewsbury School, Shrewsbury High School, Prestefelde, Packwood Haugh, Adcote, The Corbet, The Old Hall and Wrekin College.

Road links are excellent with the A5 and A49 providing access north to Chester, east to Telford and south to Ludlow. The M54 gives access to the West Midlands conurbation and the national motorway network beyond. Rail services are available at Shrewsbury, including services to Birmingham and London whilst national airports are at Birmingham, Manchester and Liverpool.

Directions

Follow Sat Nav to SY10 8HQ
What3words digests.venturing.deeply

From Shrewsbury, take the A5 north towards Oswestry. Follow the A5 for 7 miles, and at the Wolfshead Roundabout, take the first exit onto the B4396. Follow this road for approximately 2.2 miles, and the driveway for Knockin Hall can be found on your left hand side.







General

Services: Mains electricity, mains water supply, private drainage (we are currently investigating if the system complies with the general binding rules), oil fired heating. The Hall also has a Ground Source heat pump and solar panels.

Local authority: Shropshire Council

Council tax: Knockin Hall Band H, The Lodge Band C, Courtyard Cottage Band A, Megs Cottage TBC

Tenure: Freehold

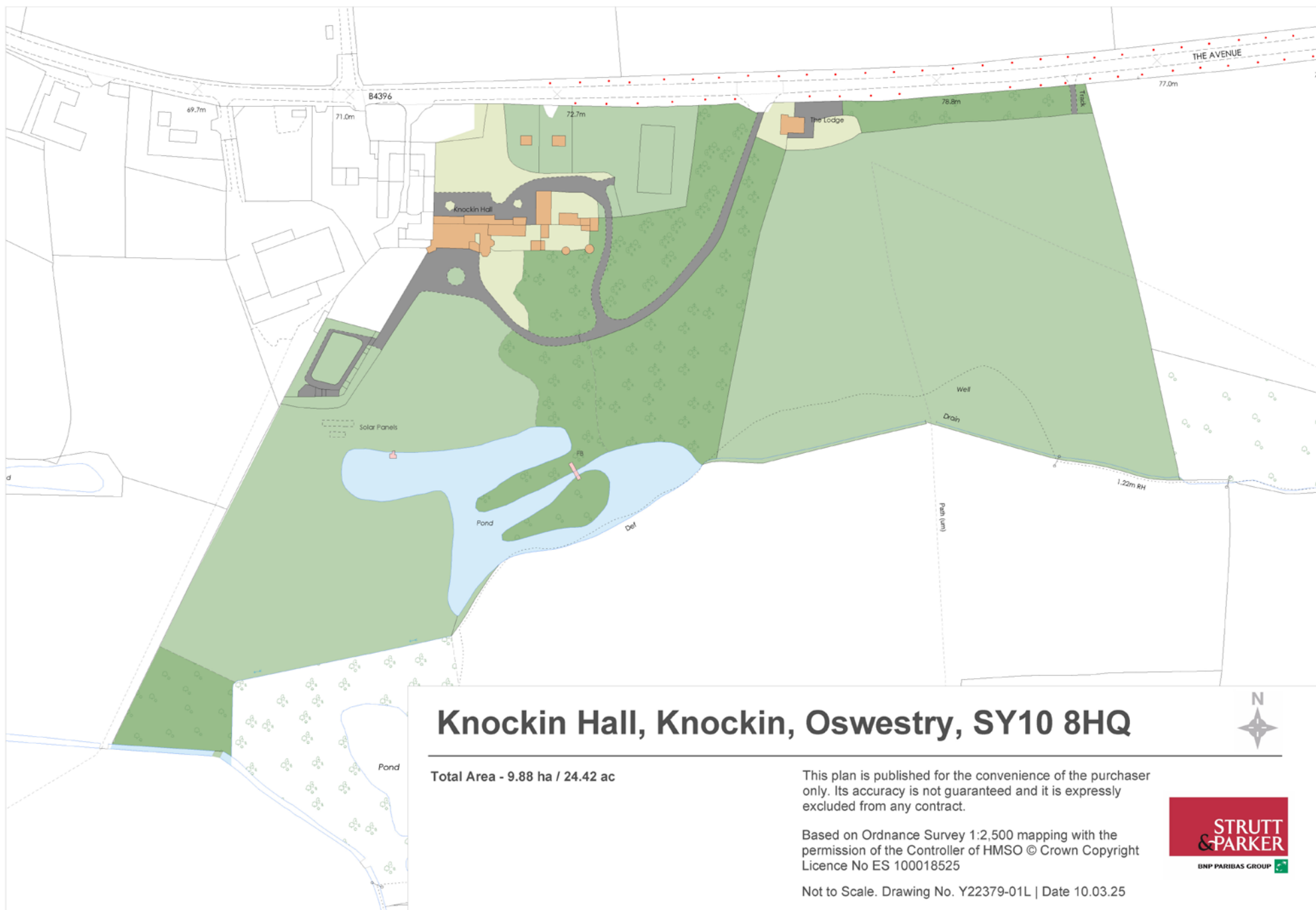
Guide price: £2,950,000

Viewings: Strictly by appointment with the selling agent. 01743 284200.

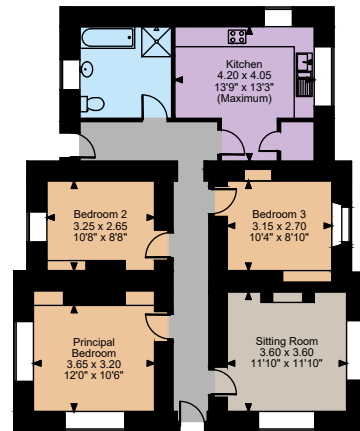
Fixtures and fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or

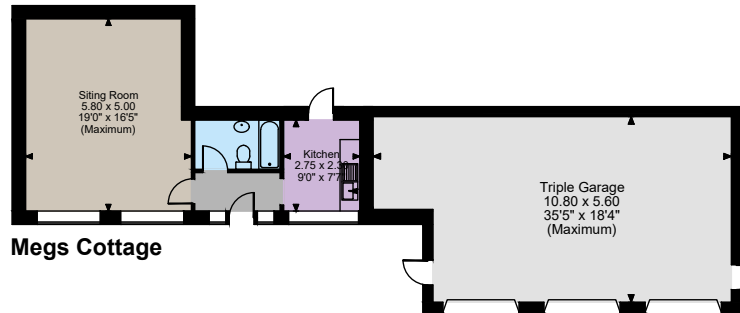




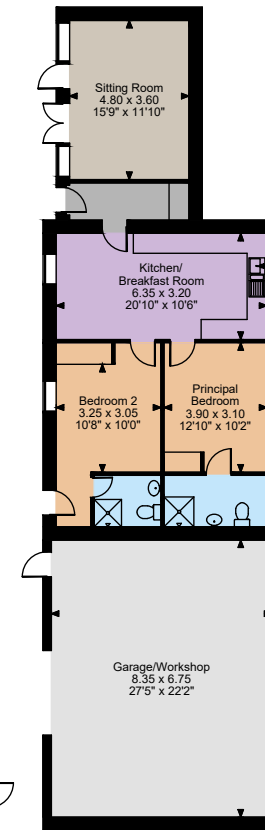
Approximate Gross Internal Area
Courtyard Cottage = 860 Sq Ft/80 Sq M
Lodge House = 1020 Sq Ft/95 Sq M
Megs Cottage = 590 Sq Ft/55 Sq M



The Lodge



Megs Cottage



Courtyard Cottage

The position & size of doors, windows, appliances and other features are approximate only.

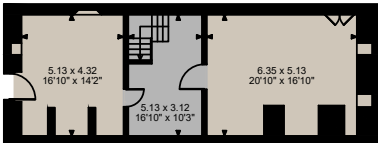
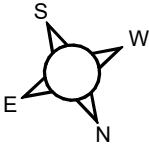
□ □ □ Denotes restricted head height

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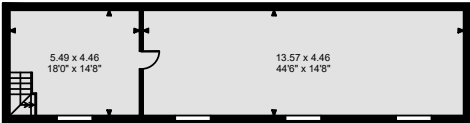




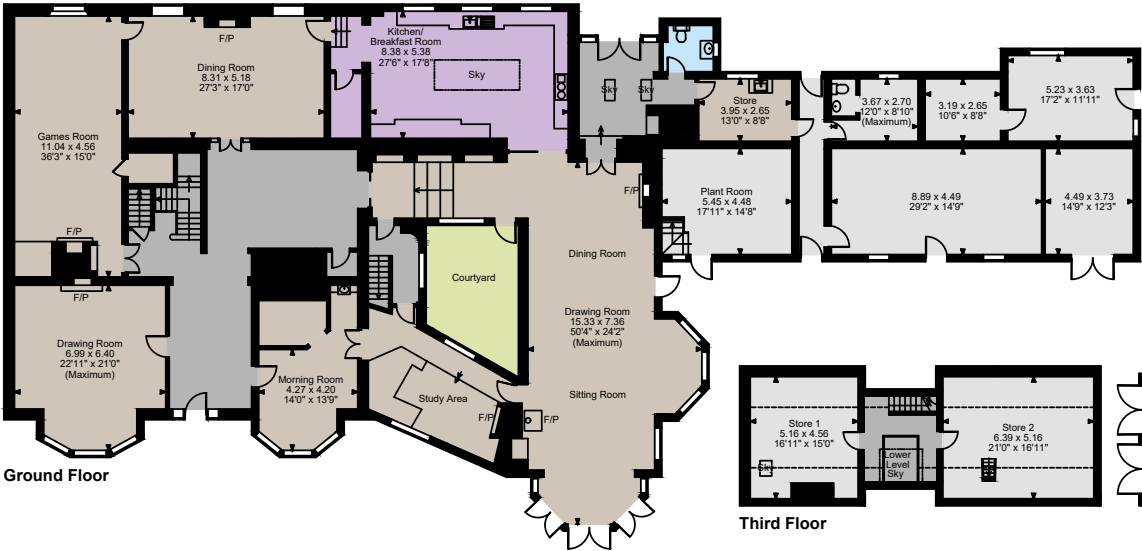
Floorplans for Knockin Hall
 Knockin Hall internal area 10,744 sq ft (998 sq m)
 Garage internal area 470 sq ft (44 sq m)
 Oubuilding internal area 2,376 sq ft (221 sq m)



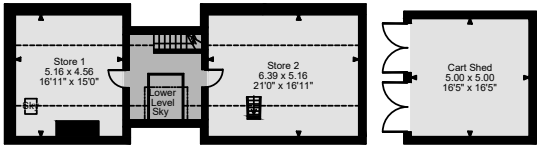
Basement



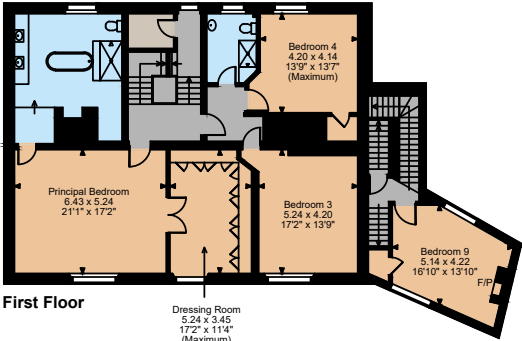
Outbuilding



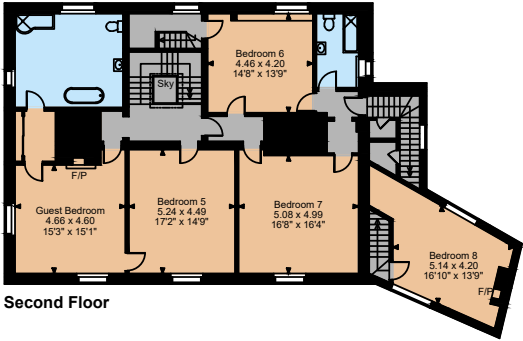
Ground Floor



Third Floor



First Floor



Second Floor

The position & size of doors, windows, appliances and other features are approximate only.
 □□□ Denotes restricted head height
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