

The Carriage Barn  
Knockin, Oswestry, Shropshire



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& Parker

Land and property. Since 1885.

## The Carriage Barn is a wonderful three bedroom newly converted barn conversion located in the heart of a favoured North Shropshire Village

The Carriage Barn has been thoughtfully designed and is beautifully presented, ideal for today's modern living. The property which boasts flexible accommodation over two storeys, includes two ground floor bedrooms, modern fixtures and fittings including zoned underfloor heating to the ground floor, well equipped stylish kitchen and modern shower rooms.

Approached by an attractive feature front door, the impressive open-plan kitchen/sitting room is a fantastic living and entertaining space with a wealth of exposed brickwork and beams. The attractive kitchen area offers wall and floor units with quartz work surfaces incorporating a breakfast bar; modern appliances include Bosch induction hob, microwave oven, upright fridge freezer, washing machine, oven and Neff dishwasher. Tiled flooring extends from the kitchen/sitting room through to the inner hallway. A door leads from the kitchen to the generous corner garden. From the sitting room the inner hallway gives access to two ground floor bedrooms and a separate stylish shower room. One of the bedrooms has exposed ceiling beams and feature brick wall and the other has a handy understairs cupboard. The shower room has matching drawer and cupboard units with shelving and walk-in shower with rain fall shower head and tiled floor. The principal double aspect bedroom with exposed beams is accessed by an attractive staircase, it also benefits from its own modern en suite shower with rain fall shower head, wash hand basin with cupboard under, heated towel rail and tiled floor.

The generous corner garden, partially enclosed by stone wall and estate fencing, extends from the front of the barn to the side where there is a paved patio adjacent to the kitchen, an ideal space for alfresco dining. There is also outside courtesy lights, tap, electric points and provision for electric car chargers. To the front of the barn there is an ample gravel driveway giving parking for several cars and storage shed.



### Location

The pretty village of Knockin is surrounded by some of the most stunning English countryside so there are several fabulous walks on the doorstep. Knockin village itself boasts a plethora of local amenities including public house, church, medical centre, post office/general store and the quintessentially English Knockin & Kinnerley cricket club and pavilion. The nearby market town of Oswestry and the historic county town of Shrewsbury offer an excellent range of shops, cafes, restaurants, educational and recreational facilities.

Road links are very good with access north to Chester, east to Telford, south to Ludlow and access to the West Midlands conurbation and national motorway network beyond. There are train stations available at Gobowen and Shrewsbury and for regular air travellers the national airports of Birmingham, Manchester and Liverpool are within reasonable driving distance.

Postcode region: SY10

### General

Local Authority: Shropshire Council  
Services: Mains water, drainage and electric, private LPG tank.  
Council Tax: Band Unallocated  
SAP Rating: D  
Warranty: Advantage - 10 years  
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 not.  
**Agents Notes:** Please note that the driveway is shared with the neighbouring dwellings, the upkeep of the driveway will be the responsibility of all parties. The ownership of the driveway will remain with Sycamore Lodge - please consult with your solicitor for verification.  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

892 sq ft (83 sq m)

1 reception room

3 bedrooms

2 shower rooms

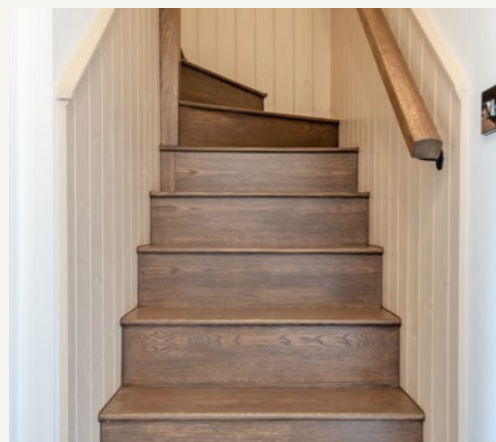
Corner garden

Generous parking

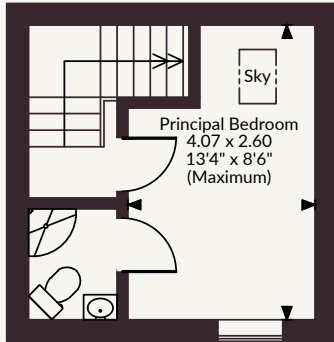
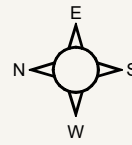
Freehold

Village location

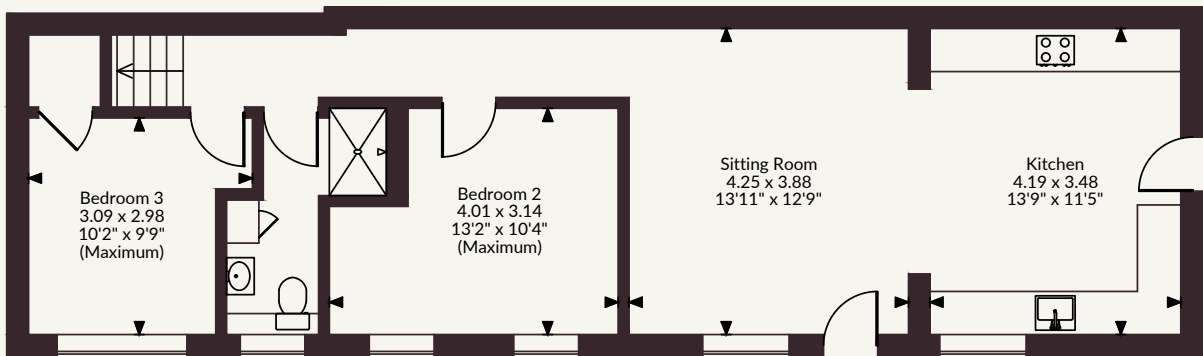
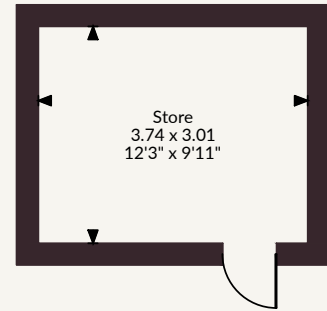
Guide price £450,000



The Carriage Barn, Knockin  
 Approximate Gross Internal Area  
 Main House = 892 Sq Ft/83 Sq M  
 Store = 121 Sq Ft/11 Sq M  
 Total = 1013 Sq Ft/94 Sq M



First Floor



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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## Strutt & Parker, West Midland New Homes

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