

The Granary
Knockin, Oswestry, Shropshire



Strutt
& Parker

Land and property. Since 1885.



**2,166 sq ft (201 sq m) | Freehold
3 reception rooms | 4 bedrooms
3 shower/bathrooms | Generous garden
Car barn with workshop | Village location**

Guide price £800,000

A stunning newly converted, detached barn with large garden and wonderful far reaching country views, located in a favoured village.

The Granary by Broomfield Homes has been thoughtfully designed and is beautifully presented, and offers both flexible and spacious accommodation throughout whilst boasting a wealth of character, as well as modern fixtures and fittings including zoned underfloor heating to the ground floor, well equipped stylish kitchen/breakfast room, modern bathroom and Jack and Jill shower room.

The welcoming galleried entrance hall with feature floor-to-ceiling glazing and exposed brick wall leads to the lounge/dining room, ground floor bedroom and reception room; a wonderful open-tread oak staircase with glass balustrade gives access to the airy landing; engineered oak flooring extends from the entrance hall into the lounge/dining room and reception room. The impressive lounge/dining room with full width glazed windows, exposed timbers and brick wall also has a log burner with slate hearth and attractive tiled surround. The stylish kitchen/breakfast room with vaulted ceiling and tiled floor offers wall and floor units with quartz work surfaces incorporating a breakfast bar; modern appliances include Bora induction hob with integrated extractor, Bosch microwave oven, upright fridge freezer, oven, dishwasher and Caple wine cooler. Full width glazing with double opening doors lead to the front patio ideal for alfresco dining; a glazed door leads to the separate utility/boot room which has quartz work surfaces with cupboards under, additional appliance space, tiled flooring, cupboard housing a Worcester gas fired boiler, and door to the front of the property.

The carpeted ground floor bedroom benefits from its own modern en suite shower room which consists of wash hand basin with drawer under, walk-in shower with rainfall shower head, tiled flooring and LED mirror. The rear aspect reception room with engineered oak flooring has wonderful far reaching views and double opening doors giving access to the generous rear garden.



The galleried first floor landing has a feature glazed window which provides lovely country views and leads to three bedrooms, all of which are carpeted, a shower room and family bathroom. The stunning double-aspect principal bedroom with exposed cruck timbers also benefits from a dressing area. The remaining two bedrooms share a stylish Jack & Jill shower room which comprises wash hand basin with drawer under, walk-in shower with rainfall shower head, heated towel rail/radiator, tiled flooring and LED mirror. The eye catching family bathroom boasts a feature standalone bath, wash hand basin with drawer under, heated towel rail/radiator, tiled floor, LED mirror and exposed timbers.

The generous rear garden with far reaching views is mainly laid to lawn and is enclosed by fencing; there is also a good sized patio and outside courtesy lights. A gravel pathway leads to a gate giving access to an additional driveway for about 2/3 cars. To the front of the barn there is a gravel driveway for several cars, paved patio, courtesy lights, outside tap and detached car barn with adjoining separate workshop/shed, both of which have power and light.

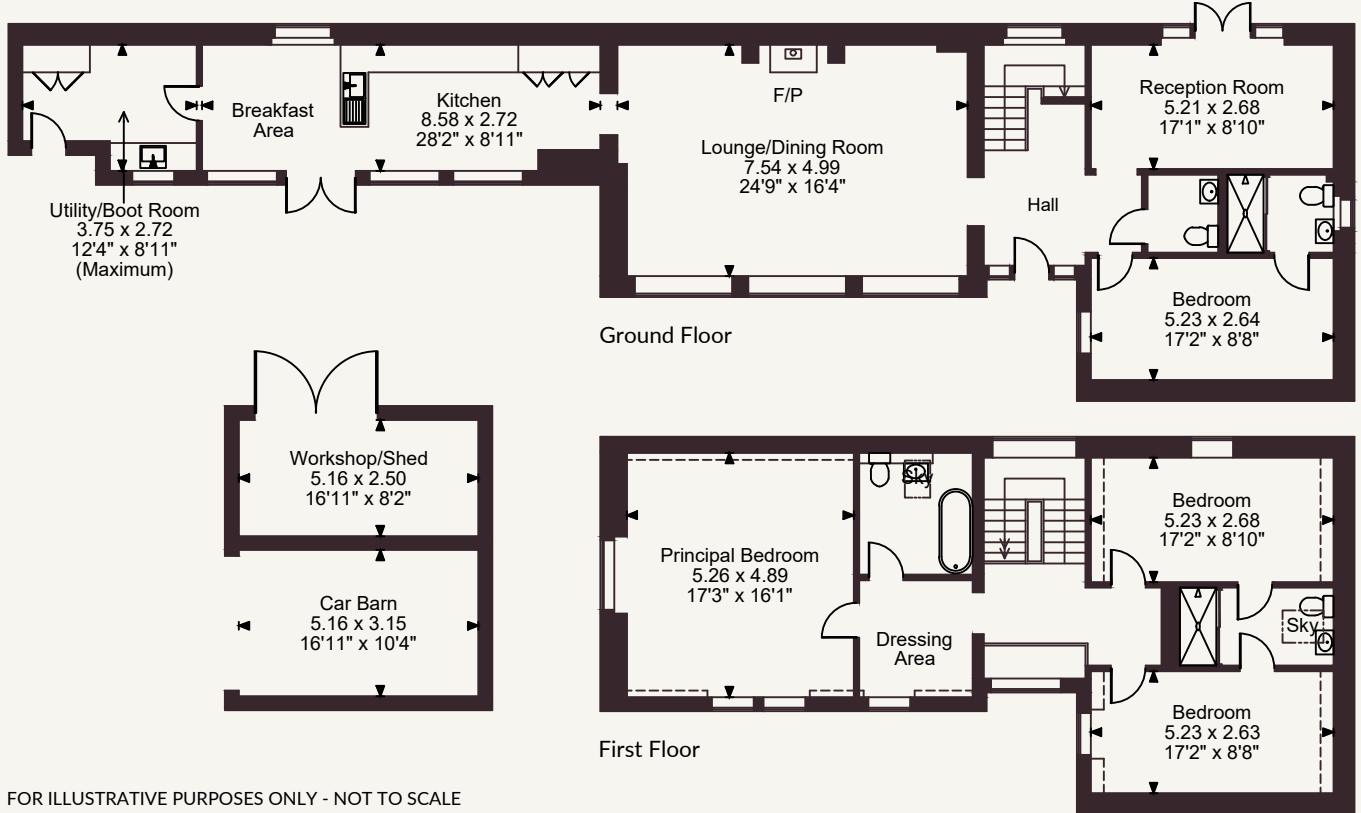
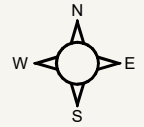
Postcode region: SY10

General
 Local Authority: Shropshire Council
 Services: Mains water, drainage and electric, private LPG tank
 Council Tax: Unallocated
 EPC Rating: C
 Warranty: Advantage – 10 years.
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Agents notes: Please note that the approaching 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. There is also pedestrian access over the front driveway to the rear garden of barn 3 - please consult with your solicitor for verification.
 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.



The Granary, Knockin

Main House internal area 2,166 sq ft (201 sq m)
 Car Barn internal area 175 sq ft (16 sq m)
 Workshop/Shed internal area 139 sq ft (13 sq m)
 Total internal area 2,480 sq ft (230 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □□□□ Denotes restricted head height
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8690403/CTV

Strutt & Parker, West Midlands New Homes

Theatre Royal, 14 Shoplatch, Shrewsbury, SY1 1HR
 01743 284200 | westmidlandsnewhomes@struttandparker.com



@struttandparker struttandparker.com

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements and specifications are approximate, are not necessarily to scale and may be subject to change. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Some images may be Computer Generated Images, are indicative only and may differ from the final build product. 4. Images may be of the show home rather than the individual unit. 5. Lifestyle images are indicative only. 6. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the vendor. 7. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 8. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. 9. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited, a private limited company registered in England & Wales with company number 04176965 whose registered office is at 10 Harewood Avenue, London NW1 6AA. Photographs taken May 2026 Particulars prepared May 2026.

