

The Shippon  
Knockin, Oswestry, Shropshire



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**The Shippon is a wonderful four bedroom newly converted barn conversion located in the heart of a favoured North Shropshire Village**

The Shippon which has been thoughtfully designed and is beautifully presented, enjoys spacious accommodation over two floors and boasts a wealth of character as well as modern fixtures and fittings, including zoned underfloor heating to the ground floor, well-equipped stylish kitchen/dining room, modern four-piece bathroom and separate shower room.

Approached by an attractive front door, the welcoming and spacious open-plan kitchen/dining room is definitely the heart of this fantastic home and a great entertaining space. The attractive kitchen area offers wall and floor units with quartz work surfaces; modern appliances include Bosch induction hob with integrated extractor, microwave oven, fridge freezer, dishwasher, oven and Caple wine rack. A barnstyle sliding door gives access to the separate utility room and cloakroom; the utility room has quartz work top with cupboard under and further appliance space, and there is an additional cupboard housing Worcester gas boiler. From the dining area an attractive open-tread staircase with glass balustrade leads to the first floor landing, there is also an opening to the wonderful sitting room, which boasts an eye catching log burner with slate hearth, tiled surround and full height flue, another feature of this comfortable room is its exposed brick and timber wall.

The first-floor landing which has a vaulted ceiling with exposed timbers, has a handy airing cupboard and gives access to all the bedrooms, shower room and family bathroom – all of the rooms enjoy airy vaulted ceilings with two of the bedrooms having attractive exposed timbers. The wonderful family bathroom comprises a feature standalone bath, wash hand basin with drawers under, walk-in shower with rain fall shower, heated towel rail, and tiled floor. The separate shower room offers wash hand basin with drawer under, corner shower with rain fall shower head, heated towel rail and tiled flooring.



The rear garden is mainly laid to lawn and is enclosed by panel fencing; there is also a generous patio. To the front of the barn there is a gravel driveway for several cars, paved patio, storage shed, outside tap and provision for electric car chargers.

**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 travelers 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: C  
 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/>



**1,357 sq ft (126 sq m)**  
**2 reception rooms**  
**4 bedrooms**  
**2 shower/bathrooms**  
**Downstairs WC**  
**Garden**  
**Generous driveway**  
**Freehold | Village location**

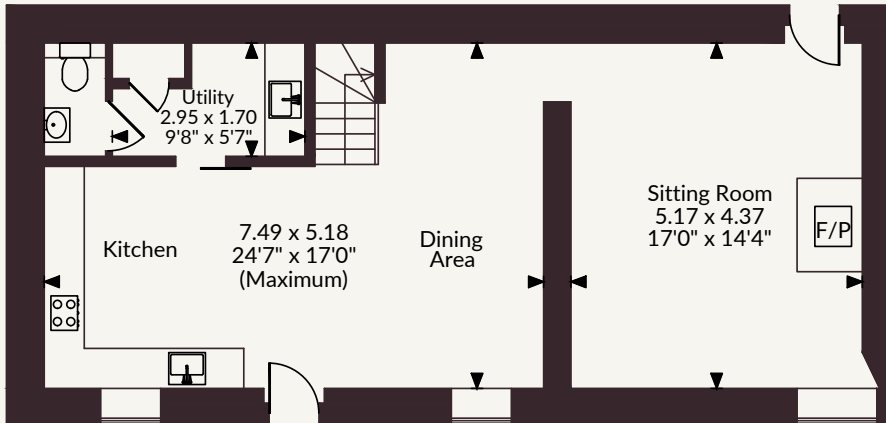
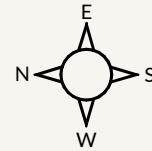
**Guide price £650,000**

**The Shippon, Knockin**

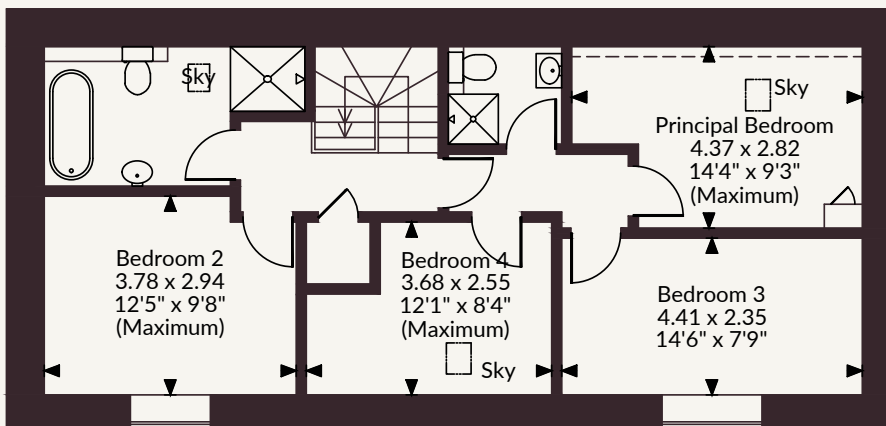
Main House internal area 1,357 sq ft (126 sq m)

Store internal area 91 sq ft (8 sq m)

Total internal area 1,448 sq ft (134 sq m)



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

☐☐☐☐ Denotes restricted head height

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