

Town & Country

Estate & Letting Agents



Front House Lower Farm, Knockin, SY10 8HJ

Offers In The Region Of £495,000

Set within the picturesque village of Knockin, this impressive detached residence offers approximately 2,300 sq ft of spacious and versatile accommodation, combining traditional character with modern family living.

The welcoming entrance hall leads to a selection of generously proportioned reception rooms, complemented by attractive features including character fireplaces, exposed brickwork, coved ceilings and wooden flooring. At the heart of the home is a superbly appointed kitchen with quality units and integrated Neff appliances, alongside a dedicated dining area ideal for family meals and entertaining.

Outside, the beautifully landscaped private rear garden features two paved patio areas, lawns and established shrub borders. A summerhouse with power and lighting provides excellent additional space making a lovely place to relax in those warm summer days.

To the front and side is an attractive courtyard-style garden with wrought iron railings, together with a generous double driveway. A detached garage provides further secure parking and storage.

Ideally positioned within this peaceful village setting, the property offers an exceptional combination of space, character, versatility and attractive outdoor living.

Directions

From our Willow Street office proceed out of town turning right onto Castle Street, then onto Beatrice Street, and onto Gobowen Road. Turn right at the junction and follow the road around back into town. Proceed along Salop Road until reaching the junction with Maesbury Road. Turn right and continue along until reaching the junction with the A483 bypass. Turn right then immediately left towards Maesbury. Proceed along and proceed through the villages of Maesbury and Maesbury Marsh and continue to the T junction. Turn left and follow the signs for Knockin. Upon entering the village the property will be observed on the right hand side set back from the road.

Accommodation Comprises;

Hallway



A beautifully presented and welcoming entrance hall, elegantly appointed with two front-facing windows and a stylish part-glazed entrance door, creating a bright and inviting first impression. Complemented by attractive natural wooden flooring, a graceful coved ceiling and radiator, the hallway provides a sophisticated introduction to this impressive home, with a staircase rising to the first floor.

Cloakroom



A stylish and well-appointed cloakroom, featuring a

contemporary WC and wash hand basin, complemented by elegant tiled flooring. A front-facing window provides an abundance of natural light, while the radiator ensures a comfortable and welcoming environment.

Study



A bright and inviting space featuring a front-facing window, elegant wooden flooring and a radiator, creating a warm and welcoming ambience.

Lounge 19'2" x 12'11" (5.86m x 3.95m)



A beautifully proportioned and characterful reception room, enjoying an abundance of natural light from windows overlooking the rear and side of the property. A striking stone feature fireplace with inset gas fire and traditional flagged hearth forms an impressive focal point, complemented by a graceful coved ceiling, stylish wall lighting and radiator. The combination of period character and inviting proportions creates an elegant and welcoming space, ideal for both relaxing and entertaining.

Additional Photograph



Dining Room 14'1" x 12'11" (4.30m x 3.95m)



A bright and elegantly appointed room, enjoying plenty of natural light through two rear-facing windows. The space is enhanced by attractive wooden flooring, a graceful coved ceiling, stylish wall lighting and radiator, creating a warm and sophisticated setting ideal for both relaxation and entertaining.

Kitchen 18'6" x 12'9" (5.64m x 3.89m)



A superbly appointed kitchen, thoughtfully designed with an extensive range of stylish wall and base units, complemented by elegant display cabinets and attractive wooden flooring. Two front-facing

windows provide an abundance of natural light, while the kitchen is comprehensively equipped with premium Neff appliances, including an induction hob with integrated extractor, eye-level double oven, combination microwave and integrated dishwasher. A contemporary 1½-bowl inset sink with mixer tap completes the specification, with recessed ceiling spotlights adding a sophisticated finishing touch.

Additional Photograph



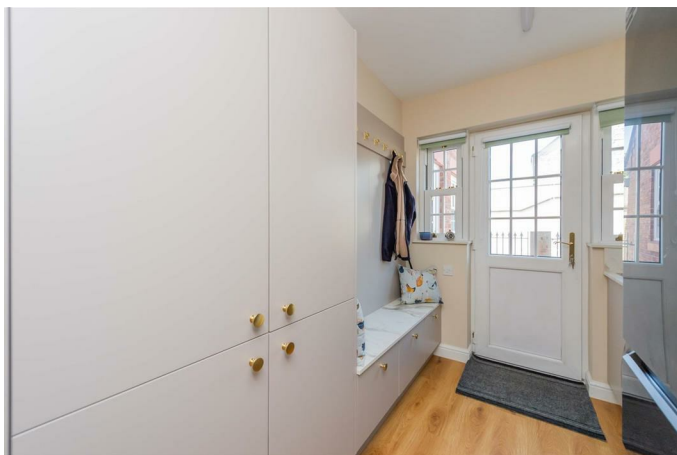
Additional Photograph



Additional Photograph



Utility Room & Boot Room 8'7" x 6'7" (2.62m x 2.03m)



A spacious and highly practical utility area, featuring complementary wooden flooring and an extensive range of additional wall and base units, providing excellent storage and workspace. The room is equipped with a stainless steel sink and drainer with mixer tap, plumbing for a washing machine, and an integrated fridge/freezer, together with dedicated space for an American-style fridge freezer. A useful side access door adds further convenience, making this a well-appointed and versatile addition to the home.

Additional Photograph



Breakfast Room 12'10" x 9'6" (3.92m x 2.90m)



The space is beautifully finished with continuous wooden flooring throughout, complemented by elegant pendant lighting to the ceiling, creating a warm and sophisticated ambiance. The breakfast room opens onto the garden room making it a great space for entertaining.

Garden Room 12'0" x 11'11" (3.67m x 3.64m)

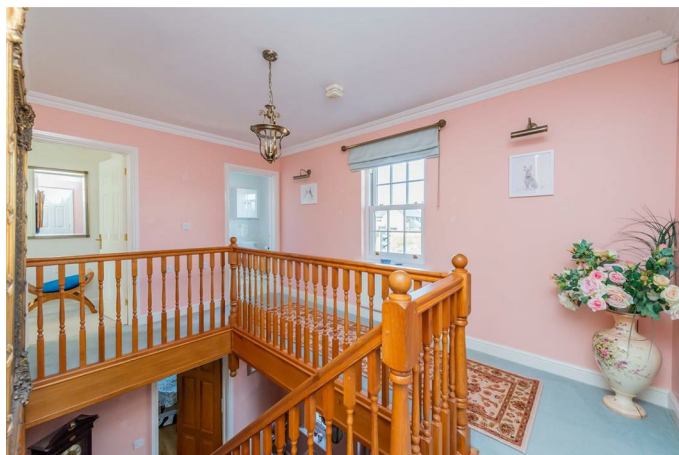


An inviting space, enhanced by exposed feature brick walls and doors overlooking and opening onto the garden, creating a seamless connection between the interior and outdoor spaces. The insulated roof ensures year-round comfort, making this a versatile and appealing addition to the home.

Additional Photograph

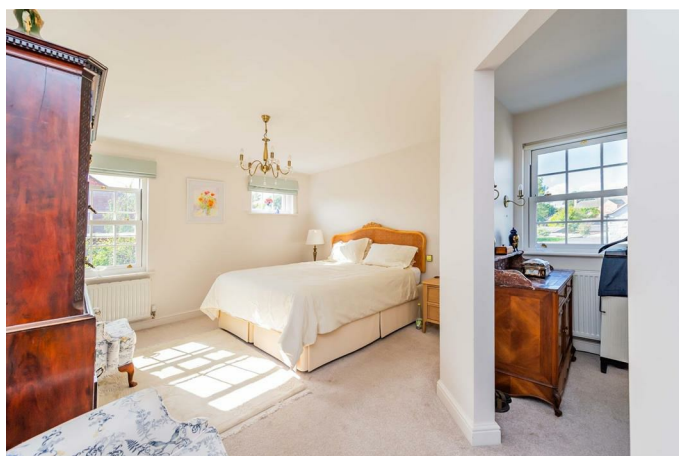


First Floor Gallery Landing



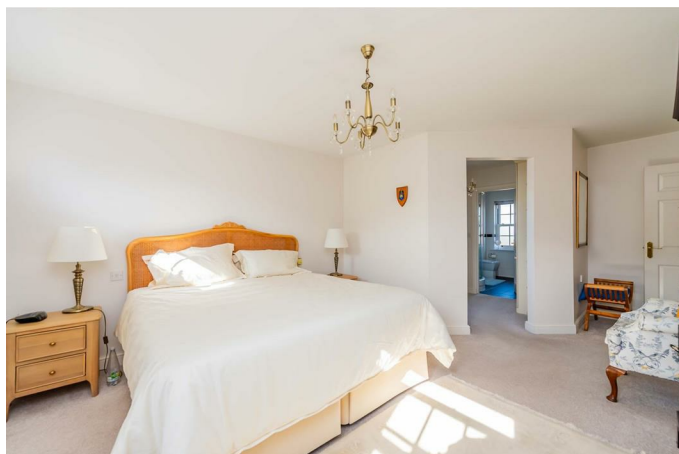
A bright and well-appointed landing featuring a front-facing window, elegant wall lighting and a graceful coved ceiling, complemented by a radiator for added comfort. An adjoining airing cupboard provides valuable additional storage, enhancing the practicality of the space.

Bedroom One 19'1" x 12'11" (5.84m x 3.94m)



A bright and inviting spacious room, benefiting from two rear-facing windows that provide an abundance of natural light, complemented by a radiator for year-round comfort. A door leads through to the adjoining dressing room.

Additional Photograph

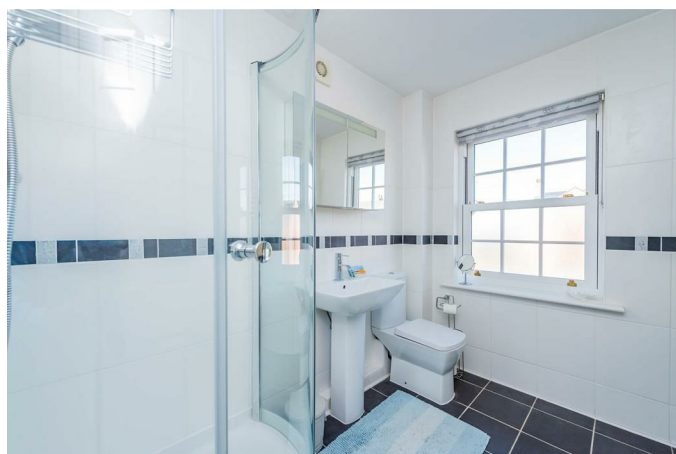


Dressing Room 8'3" x 7'11" (2.52m x 2.42m)



A well-appointed and practical space, featuring a range of fitted units providing excellent storage, complemented by a side-facing window that allows natural light to flow into the room. A radiator provides additional comfort.

Ensuite



A beautifully appointed shower room, featuring a front-facing window providing plenty of natural light. The suite comprises a contemporary WC and wash hand basin with mixer tap, together with a corner shower enclosure fitted with a mains shower. Fully tiled walls and flooring create a stylish, cohesive finish, complemented by a heated towel rail for added comfort and luxury.

Family Bathroom



A stylishly appointed bathroom, featuring a front-facing window that provides plenty of natural light. The suite comprises a contemporary WC, wash hand basin and panelled bath with mixer tap and shower attachment. Fully tiled walls and flooring create a sophisticated finish, complemented by a radiator for added warmth and comfort.

Additional Photograph



Bedroom Two 15'6" x 12'11" (4.73m x 3.95m)



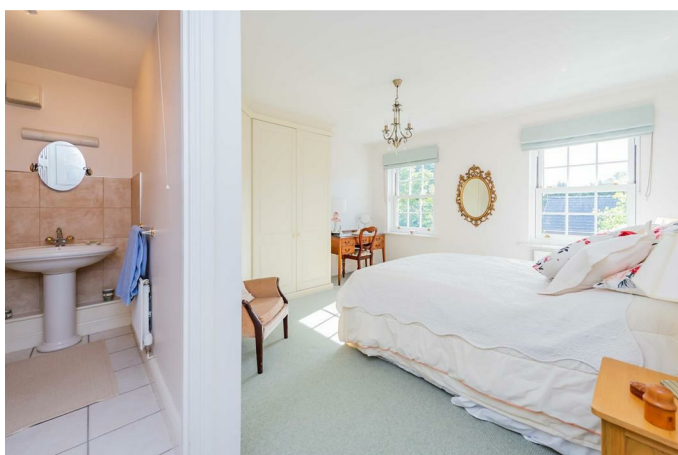
A bright and spacious bedroom, enjoying an abundance of natural light through two front-facing windows. The room benefits from a range of built-in wardrobes, providing excellent storage, together with a radiator for year-round comfort.

Bedroom Three 14'1" x 12'11" (4.30m x 3.94m)



A well-proportioned bedroom, enjoying an abundance of natural light through two rear-facing windows and benefiting from a radiator for year-round comfort. Access to the roof space is provided via a ceiling hatch, while a private door leads directly into the adjoining en-suite, offering added convenience and privacy.

Additional Photograph



Ensuite



A stylishly appointed en-suite, featuring a contemporary WC and wash hand basin with mixer tap, complemented by a separate shower enclosure with mains shower. Part-tiled walls and elegant tiled

flooring create a sophisticated finish, while an extractor fan and radiator provide practicality and year-round comfort.

Bedroom Four 14'1" x 12'11" (4.30m x 3.94m)



A bright bedroom, enjoying an abundance of natural light through two rear-facing windows. The room features an excellent range of built-in wardrobes, providing ample storage, complemented by a radiator for year-round comfort.

Externally



The property enjoys beautifully landscaped private gardens, with the rear garden thoughtfully designed to provide a wonderful space for both relaxation and entertaining. Two generous paved patio areas are complemented by well-maintained lawns and established shrub borders, creating an attractive and versatile outdoor setting.

A charming summerhouse benefits from both power and lighting, offering excellent potential as a home office, hobby room or additional entertaining space. Gated side access from the driveway provides convenient entry to the rear garden.

To the front, a delightful courtyard-style garden is enclosed by attractive wrought iron railings, creating a welcoming approach to the property. The property further benefits from a spacious double driveway at the side, providing ample private off-road parking.

Additional Photograph



Additional Photograph



Additional Photograph



Large Garage



A detached garage provides excellent additional secure parking and valuable storage space. Featuring an electric up-and-over door for ease and convenience, together with a front-facing window providing natural light, this versatile space offers both practicality and security.

Services

The agents have not tested the appliances listed in the particulars.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band D.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

Town and Country Services

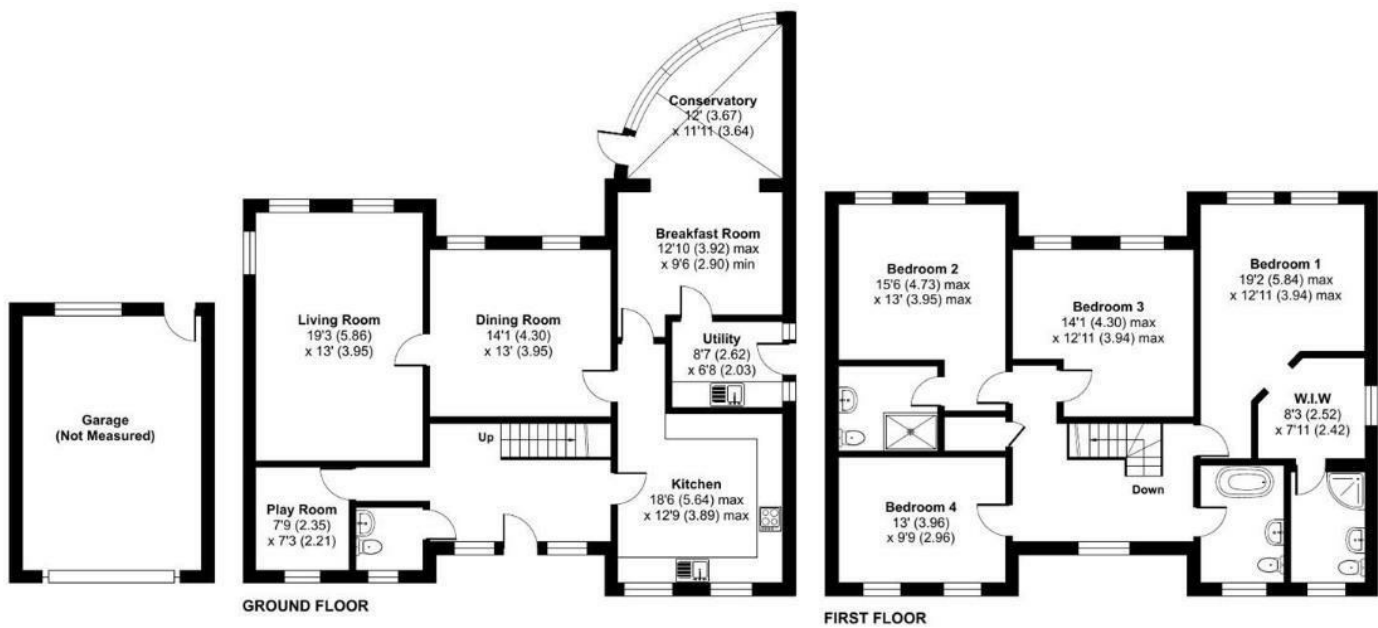
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional,

independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

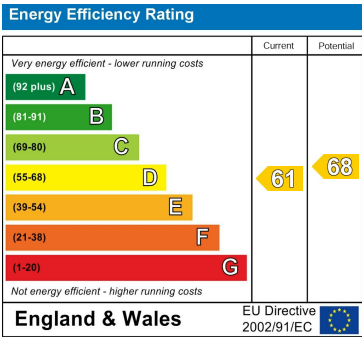
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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