



SAMUEL WOOD

The Old Forge, Knockin, Oswestry, Shropshire, SY10 8HQ

Offers In The Region Of £575,000







# The Old Forge,

Knockin, Oswestry, Shropshire, SY10 8HQ



- Characterful Former Bed & Breakfast Property
- Modern Kitchen with Granite Worktops
- 4/5/6 Bedrooms & 5 Bathrooms/En-Suites
- Landscaped Rear Garden with Open Views
- Peaceful Rural Setting, Near Village Pub & Amenities
- Spacious Living Room with Log Burner
- Multiple Reception Rooms including Office
- Air Source Heat Pump & Solar Panels
- Driveway Parking for up to Six Cars
- EPC Rating C

The Old Forge, a charming and character filled former B&B offering spacious, versatile living in a picturesque rural setting. Blending period warmth with modern upgrades, this distinctive home enjoys superb countryside views and beautifully landscaped gardens, providing an idyllic retreat in a sought-after village location. Recently updated with an air source heat pump, the property offers efficient, comfortable living with plenty of space for family life, home working or guest accommodation. A generous driveway provides ample parking, while the garden and outdoor areas are perfect for relaxing or entertaining. Just a short walk from a welcoming village pub and surrounded by rolling countryside, Old Forge combines rural tranquillity with convenience - a truly unique opportunity to own a home with charm, flexibility, and outstanding views.

The Old Forge presents exceptional space, comfort and flexibility, located in a highly sought-after village to the west of Shrewsbury. Perfectly positioned for commuters, the property enjoys easy access to the A5 and M54 motorway network while retaining a peaceful countryside setting. The village itself offers an excellent range of amenities including a welcoming public house and restaurant, church, village store, GP surgery with chemist, bus stop and several nearby primary schools - making it ideal for families and those seeking community life within easy reach of the town.

Inside, the home blends period character with modern convenience. Spacious and light-filled living areas create a welcoming atmosphere. The property's generous layout provides great versatility for family living, home working or accommodating guests, all while retaining the warmth and charm of a traditional country home.

Outside, the landscaped rear garden offers a wonderful mix of patio and gravel areas for dining and relaxation, along with a well-kept lawn, storage sheds, and a charming garden hut - perfect for hobbies or quiet moments surrounded by nature. The property enjoys excellent rural views across open countryside, providing a true sense of privacy and space.

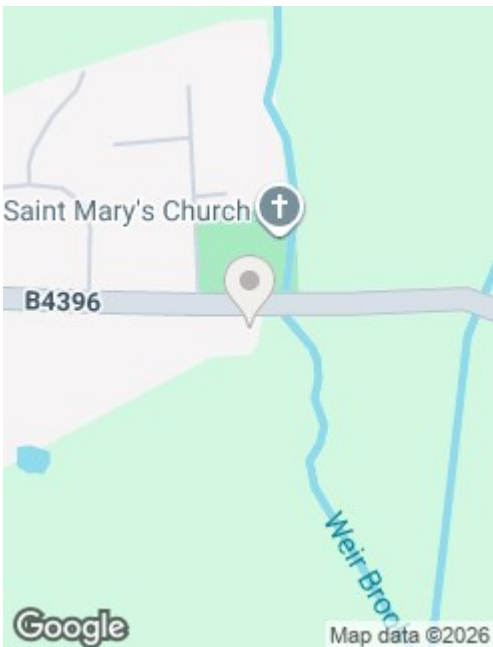
A large driveway offers parking for up to six vehicles, while side access makes the garden easily accessible. The location is equally appealing, with a friendly village atmosphere and a traditional pub just a short stroll away. Old Forge combines the serenity of rural living with everyday convenience - a rare opportunity to own a distinctive home that perfectly balances charm, space and modern comfort.











## Directions

what3words: ///beauty.sleepless.roof

Services: complemented by contemporary updates including the installation of an air source heat pump and solar panels for improved energy efficiency., mains electricity, mains water and mains drainage.

Broadband Speed: Basic 9 Mbps & Superfast 80 Mbps  
\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.





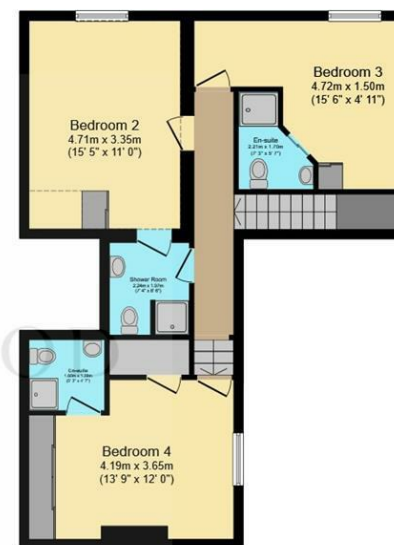








**Ground Floor**  
Floor area 169.2 sq.m. (1,821 sq.ft.)



**First Floor**  
Floor area 67.6 sq.m. (727 sq.ft.)

**Total floor area: 236.7 sq.m. (2,548 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

2 Shoplatch, Shrewsbury, Shropshire, SY1 1HF  
Tel: 01743 272710 | [shrewsbury@samuelwood.co.uk](mailto:shrewsbury@samuelwood.co.uk)