

FOR SALE

Lundy, Whittington Road, Gobowen, Oswestry, SY11 3NE

Halls¹⁸⁴⁵



Information provided in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichescom 2025. Produced for Halls. REF: 1294726

Halls¹⁸⁴⁵

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Halls¹⁸⁴⁵

01691 670 320

Oswestry Sales
20 Church Street, Oswestry, SY11 2SP
E: oswestry@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial



Lundy, Whittington Road, Gobowen, Oswestry, SY11 3NE

A unique and rare opportunity to purchase a mature, three-bedroom, detached, family house which offers scope for modernisation and improvement, with large garden with field views. The property enjoys a sought after residential location within the popular village of Gobowen. For sale with no onward chain.



hallsgb.com

01691 670 320

3 miles from Oswestry, 7.4 miles from Ellesmere, 13.1 miles from Wrexham, 18.8 miles from Whitchurch



1 Reception
Room/s

3 Bedroom/s

2 Bath/Shower
Room/s



- **NO CHAIN**
- **Fantastic Scope for Modernisation**
- **Good Sized Plot**
- **Backs onto Fields**
- **Mature, 3 Bed, Detached House**
- **Sought After Location**

DESCRIPTION
Halls are delighted with instructions to offer Lundy in Gobowen for sale by private treaty.

A fantastic opportunity to acquire this spacious three-bedroom detached property, ideally situated on the sought-after Whittington Road in Gobowen. Lundy offers excellent potential for modernisation, allowing buyers to create a wonderful family home tailored to their own taste.

The property features a generous living space, comprising three well-proportioned bedrooms, a bright lounge, kitchen, and family bathroom. Externally, the home boasts a mature garden with established planting, backing onto open fields—providing a peaceful, rural outlook.

Further benefits include a detached garage, ample driveway parking for four or more vehicles, and its convenient location close to local amenities, schools, and transport links.

This property presents an exciting opportunity for those looking to add value and personalise a home in a popular village setting. Viewing is highly recommended.

SITUATION

Gobowen enjoys village facilities including a convenience store, post office, public houses, primary school and main line railway. There is a good public bus service to Oswestry, all of which go to serve the village's day-to-day needs. The A5 trunk road is some one mile distant and gives easy access to Shrewsbury, Telford and the Midlands to the South and Wrexham, Chester and the Wirral to the Northwest.

W3W

what3words/// musical.afflicted.frost

SCHOOLING

The area offers excellent educational opportunities, including Oswestry School, Moreton Hall, Ellesmere College, Adcote Girls School, Packwood Haugh Prep School, Shrewsbury School, Shrewsbury Sixth Form College and Kings and Queens, Chester making it an ideal choice for families.

DIRECTIONS

From Oswestry town centre proceed out of town on Gobowen Road (B5069). On reaching the bypass take the third exit onto Twmpath Lane. Continue along the whole length of Twmpath Lane to Whittington Road. Turn left onto the B5009 and continue down the road, the property will be found on the right hand side identified by the Agent's for sale board.

THE PROPERTY

A superb opportunity to purchase this three-bedroom detached home located on the desirable Whittington Road in Gobowen. Lundy offers excellent scope for modernisation and would make a fantastic family home. The property comprises a spacious lounge, kitchen, family bathroom, and three good-sized bedrooms, offering versatile living accommodation. With its generous proportions and solid structure, this property is ideal for buyers looking to put their own stamp on a home in a well-connected village location.

OUTSIDE

The property sits on a generous plot with a mature garden that enjoys an enviable aspect, backing onto open fields for stunning countryside views. A detached garage provides useful storage or parking, while the spacious driveway comfortably accommodates four or more vehicles. The garden is well-established with a variety of shrubs and planting, offering privacy and a peaceful setting—ideal for relaxing or entertaining.

THE ACCOMMODATION COMPRISES:

Ground floor - Sitting/Dining Room, Reception Room, Kitchen, and WC.
First floor - 3 Bedrooms and a Family Bathroom
Detached Garage

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. None of these have been tested.

LOCAL AUTHORITY

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently banded in Council Tax Band D - Shropshire Council.

4 ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		83	64
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			