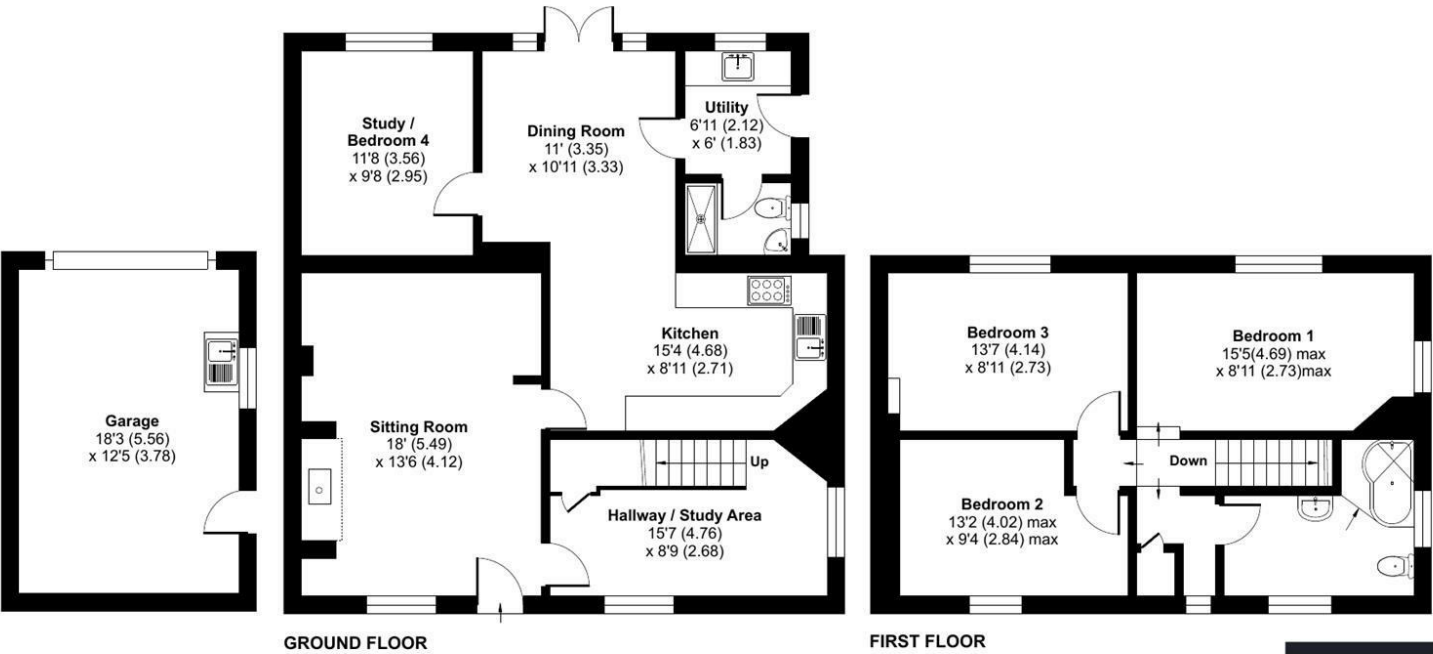


FOR SALE

The Homestead, Cottage Lane, St Martins, Oswestry, Shropshire, SY11 3BL



Approximate Area = 1421 sq ft / 132 sq m
Garage = 226 sq ft / 21 sq m
Total = 1647 sq ft / 153 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2026. Produced for Halls. REF: 1394170



FOR SALE

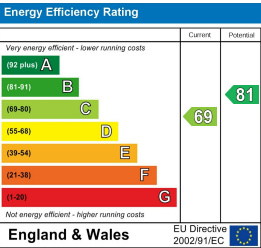
Offers in the region of £359,950

The Homestead, Cottage Lane, St Martins, Oswestry, Shropshire, SY11 3

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.

Energy Performance Rating



A beautifully presented and characterful three-bedroom detached cottage offering well-balanced accommodation with three reception rooms, two bath/shower rooms, and a detached garage, occupying a peaceful position within the sought-after village of St Martins near Oswestry.



01691 670320

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



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3 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



- **Attractive detached cottage with character appeal**
- **Three bedrooms and two bath/shower rooms**
- **Three reception rooms providing flexible living space**
- **Detached garage and off-road parking**
- **Approx. 1,647 sq ft total including garage**
- **Situated in the popular village of St Martins, convenient for Oswestry and local amenities**
- **EPC Rating: C**

DESCRIPTION

The property provides an excellent blend of traditional charm and modern comfort, offering versatile accommodation ideal for family living or those seeking a well-located country home.

The ground floor is arranged to include a welcoming hallway/study area, a comfortable sitting room with feature fireplace and log-burner, as well as a well-proportioned dining room perfect for family meals or entertaining.

The kitchen offers a range of fitted units, ample work surfaces, and room for everyday dining, while a further reception area provides flexibility for use as a study, snug or fourth bedroom.

To the first floor, the large landing leads to three attractive bedrooms, all enjoying natural light and character features including exposed beams with a stylish family bath/shower room.

Throughout, the property combines original charm with tasteful presentation, offering a warm and inviting home environment.

SITUATION

Homestead is located along Cottage Lane in the popular village of St Martins, which offers a good range of local amenities including a supermarket, primary and secondary schooling, public houses, and community facilities.

The nearby market town of Oswestry (approximately 5 miles) provides a more comprehensive selection of shops, restaurants, and leisure opportunities, while the A483 gives excellent road links towards Wrexham, Chester, and Shrewsbury.

OUTSIDE

Externally, the property enjoys an enclosed garden with space for outdoor dining and relaxation. A driveway provides ample off-road parking and leads to a detached garage, offering additional storage or workshop potential.

SCHOOLING

Homestead lies within a well-served educational area appealing to families. Locally, St Martins School (3-16 Learning Community) on Moors Bank provides an all-through state education from early years through to age 16.

In addition to this, the wider Oswestry area benefits from a number of well-regarded primary schools including Gobowen Primary, Holy Trinity C of E Primary and Selattyn C of E Primary, all rated "Good" by inspection reports, and secondary options such as The Marches School in Oswestry for older students.

For those considering independent education, Moreton Hall in nearby Weston Rhyn offers private day and boarding schooling from early years through to sixth form.

SERVICES

Mains electricity, water and drainage are understood to be connected. Mains gas central heating.

TENURE

We understand the property is offered for sale Freehold with vacant possession upon completion.

W3W

///avocado.ribcage.hands

LOCAL AUTHORITY

Shropshire Council.

COUNCIL TAX BAND

Council Tax Band - D

VIEWINGS

Strictly by appointment with the selling agent.

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.