



**Heathwaen Fishery & Log Cabins**  
Lower Heathwaen, Knockin, Oswestry, Shropshire SY10 8DA

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**FennWright**

## **INTRODUCTION**

The property provides a fully restored and extended country cottage with two fishing lakes and two beautifully finished log cabins, handcrafted from whole trees and provide a high standard of accommodation. This country retreat is set in just under 10 acres of mature oak woodland and meadow land. Each log cabin consists of two separate cabins.

## **LOCATION**

Heathwaen Holiday Lodges are located just outside the village of Knockin and there are good road links to both Oswestry and Shrewsbury.

## **DIRECTIONS**

A5 from Shrewsbury to Oswestry. Turn left on to the B4396 (The Avenue) to Knockin. In the village of Knockin turn left to Kinnerley. The road bends sharply to the left and the drive entrance is the next turning right after this bend. Follow the drive to the end turn right to Heathwaen.

## **HEATHWAEN HOUSE**

The house offers spacious and light accommodation comprising the following:

Kitchen 7.25m (23'8") x 3.78m (12'4")

Larder : Boot Room : Utility

Shower Room

Office

Sitting Room 7.00m (22'9") x 5.5m (18')

Dining Room 4.70m (15'4") x 2.8m (9'2")

Stairs to

### **First Floor**

Master Bedroom 2.87m (9'4") x 5.69m (18'6")

En-suite shower room

Bedroom Two 4.74m (15'5") x 4.65m (15'2")

Bedroom Three 3.82m (12'5") x 2.59m (8'5")

Bedroom Four 3.58m (11'7") x 2.59m (8'5")

Family Bathroom

## **OUTSIDE**

Garage & Store. A timber framed garage with concrete floor. Electricity is connected.

Chill Room

Two timber stables with tack room/store adjoining

Two kennels

Further facilities on site include and Disabled access WC with two further WC's, a club house/reception building and a wood clad porta cabin office.

## **LOG CABINS**

### **MOORHEN & HERON CABINS**

2 x Two bedrooms, shower room, open plan living area and modern fitted kitchen.

### **KINGFISHER & OSPREY CABINS**

2 x Three bedrooms with en-suite to master, two further bedrooms, shower room, open plan living area with modern fitted kitchen

Both cabins have spacious south facing verandas with patio doors that open on to them and views across the lakes to the woodland. They are constructed in such a way that would mean they could easily be converted into one complete unit

There is a further cabin building housing a Jacuzzi Hot Tub & Sauna.

## **THE LAKES**

Both lakes are spring fed and stocked with trout and coarse fish. They were fully renovated in 2005 and now offer established water in an idyllic setting. There is also a fully fenced stock pond

## **SERVICES**

Each cabin has mains electricity, Borehole water supply, Propane gas supply and Bio Disc drainage systems.

## **PLANNING**

The cabins have a Holiday Use only restriction.

## **AGENTS' NOTES**

Tenure & Possession

Each unit is offered for sale freehold as a whole with vacant possession on completion.

Fixtures, Fittings & Stock

The sale includes fixtures and fittings and fish stocks within the lakes. Fenn Wright are not liable in any way for the quality or quantity of the fish stocks, nor any death or disease that may affect such stocks. Purchasers must satisfy themselves as to the quality and quantity of the fish stocks prior to purchase.

Rights of Way & Easements

The property is sold subject to and with the benefit of all existing Rights of Way, whether public or private, light, support, drainage, water and electricity supplied in other rights obligations, easements, quasi-easements and restrictive covenants or all existing proposed wayleaves for masts, staves, cables, drains, water and gas and other pipes, whether referred to in these particulars or not.

### Mis-Descriptions

In view of the implications of the Property Mis-Descriptions Act, we must point out that none of the services, heating equipment, fittings or appliances have been tested and no assurances can therefore be given regarding their condition/suitability.

### Measurements

Any areas, measurements or distances referred to as approximate are given as a guide and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

### Important Notice

Fenn Wright for themselves and the Vendor of this property whose Agents they are, give notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchaser/s and lessees should seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser/s should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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4. No responsibility can be accepted for any expenses incurred by any intending purchaser/s in inspecting properties that have been sold, let or withdrawn.

### LOCAL AUTHORITY

Oswestry Borough Council, SY11 9JR  
Tel: 01691 671111

Particulars prepared: May 2009

**GUIDE PRICE: £875,000**

**JOINT AGENTS: ROGER PARRY & PARTNERS**



**VIEWING STRICTLY BY APPOINTMENT THROUGH:**

**FennWright**

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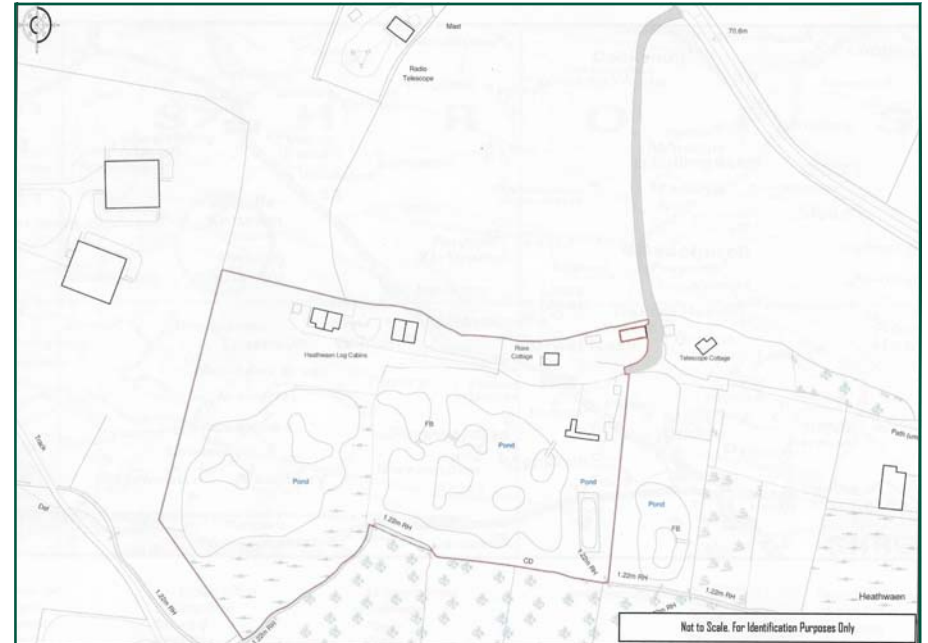
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### **\*Safety Note to Fishery Buyers\***

Please ensure care is taken when viewing and walking near to lakes and areas of water, do not walk close to the edge of waterways, and ensure children are supervised at **ALL** times.

Lakes, Ponds and Rivers can be very dangerous so **THINK SAFETY FIRST!**



NOT TO SCALE. This plan is for the convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

**Fenn Wright Colchester**  
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