

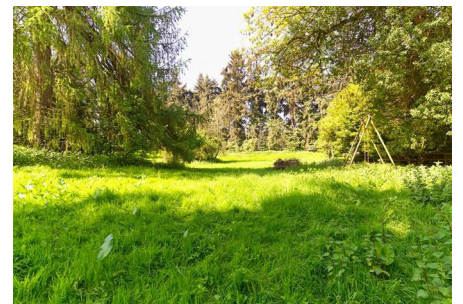


FOR SALE

Price Guide £625,000

Preesgweene Hall, Weston Rhyn, Nr Oswestry, Shropshire, SY10 7SU

An imposing and particularly attractive Grade II listed, regency property of great character offering excellent scope for selective modernisation, set within grounds extending, in all, to over 3 acres and boasting a detached Studio, Stables, and a wealth of period features, enviably situated in a secluded position on the edge of the Shropshire village of Weston Rhyn.



Oswestry (4 miles), Shrewsbury (21 miles), Chester (21 miles).
(All distances approximate).



- Imposing GII Regency Property
- Many Original Features
- Six Bedrooms
- Scope for Modernisation
- Grounds Ext to approx 3.17 Acres
- Development Potential (PP Permitting)

DESCRIPTION

Halls are delighted with instructions to offer Preesgweene Hall for sale by private treaty.

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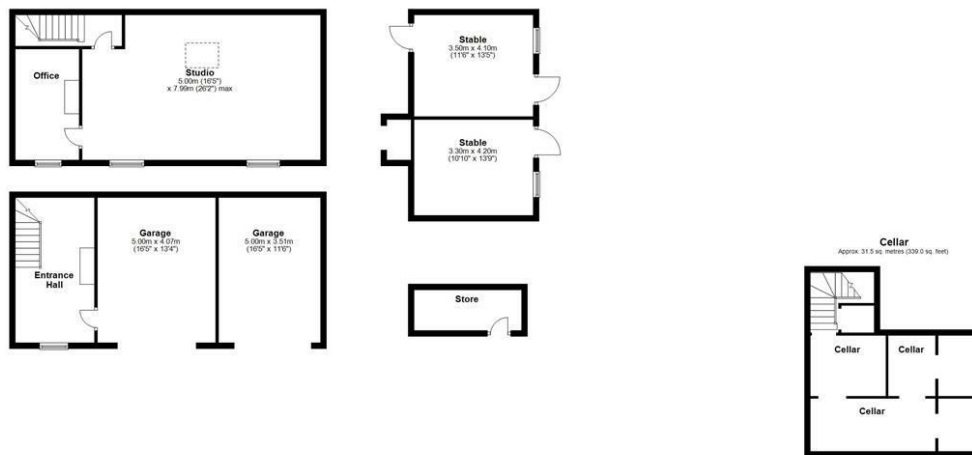
The property, which retains much of the majesty of its initial construction, does offer the opportunity for some selective modernisation in order to enhance and reinvigorate it as a property for modern day living.

An attractive, tree lined approach leads from Station Road to the property, which lies within grounds extending, in all, to approximately 3.17 acres, or thereabouts, these comprising three distinct aspects: two paddocks, one to the East and one to the South of the property, with the latter (the principal enclosure) enjoying two accesses from the driveway and potentially offering some possibility for residential development (PP permitting); more formal, predominately lawned, gardens are situated immediately to the South and East of the property.

The property is complimented by a number of useful and versatile outbuilding, these offering the opportunity for an array of usages or indeed for further development (LA consent allowing) and briefly comprise: a detached Studio with parking bays beneath, Pole Barn, Stables, Bee Boles, and Field Shelter.



Outbuildings
Approx. 142.5 sq. metres (1311.9 sq. feet)



Ground Floor
Approx. 160.0 sq. metres (1722.7 sq. feet)



First Floor
Approx. 114.5 sq. metres (1252.3 sq. feet)



Second Floor
Approx. 68.5 sq. metres (737.4 sq. feet)



Total area: approx. 515.0 sq. metres (5543.3 sq. feet)
Preesgween Hall

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception
Room/s



6 Bedroom/s



3 Bath/Shower
Room/s



THE ACCOMMODATION COMPRISES:

GROUND FLOOR:

Dining Room - 4.30m x 4.60m
Living Room - 4.70m x 5.10m
Family Room - 3.70m x 5.50m
Kitchen/Breakfast Room (with Pantry) - 3.80m x 5.80m
Utility Room - 2.40m x 4.20m
Laundry Room - 5.40m x 4.00m
Cloakroom
Store

FIRST FLOOR

Bedroom One - 3.90m x 4.40m
En-Suite
Bedroom Two - 3.70m x 5.60m
Bedroom Three - 4.40m x 4.40m
Bedroom Four - 4.80m x 4.60m
Family Bathroom

SECOND FLOOR

Bedroom Five - 3.20m x 4.49m (max)
Bedroom Six - 3.60m x 5.89m
Bathroom - 3.80m x 4.01m

The property also benefits from a Cellar, accessed via the Reception Hall.

OUTBUILDINGS

The property enjoys a range of outbuildings, most notably a detached stone and timber building with a workspace (5.00 x 7.99) and accompanying office on the first floor, and parking/storage space below, currently utilised as an artists studio.

The grounds also include:

Stable One - 3.50 x 4.10
Stable Two - 3.30 x 4.20
Store
Bee Bole
Pole Barn
Field Shelter
Greenhouse

GROUNDS

An elegant, tree lined approach leads off Station Road, culminating in a generous gravelled driveway which provides ample space for the parking and manoeuvring of a number of vehicles.

Immediately to the South and West of the property are gardens predominantly laid to lawn but interspersed with, and bordered by, a number of established beds, trees and hedges.

To the East of the property is a generous paddock which represents an ideal space for the grazing of animals or for development into equine facilities (PP Permitting).

Further to the South of the property, and abutting Station Road, is the principal paddock which is, again, of a generous size; in its current capacity it offers an excellent enclosure for the grazing of animals, however, due to its position, this paddock may be considered for residential development (LA consent permitting).



DIRECTIONS

From the A5 at Gledrid roundabout, take the exit onto Station Road, signposted Weston Rhyn, and continue for approximately 0.5 of a mile, where, shortly after crossing the train tracks, the property will be situated on your right hand side, identified by a Halls "For Sale" board.

COUNCIL TAX

The property is listed as a band E on the local authority register.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

SERVICES

We understand that the property is served by mains Electricity and Water. The heating is oil fired and drainage is to private system.

VIEWINGS

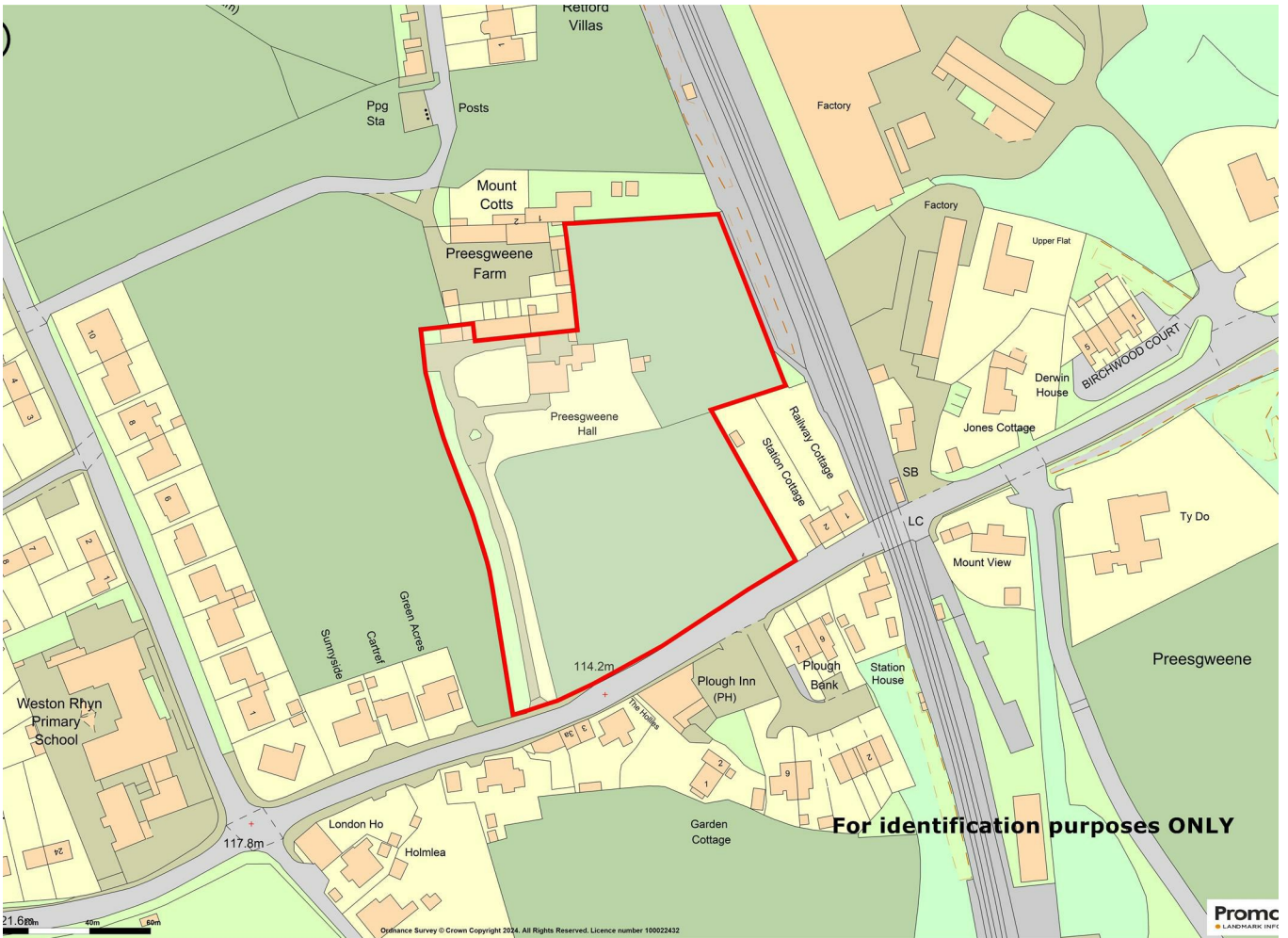
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

JOINT SELLING AGENTS

Mr Charlie Kannreuther - Savills, 22 Lower Bridge Street, Chester, CH1 1RS.

FOR SALE

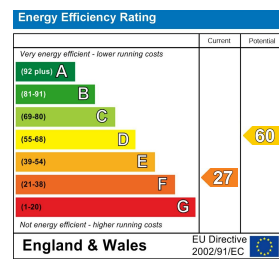
Preesgweene Hall, Weston Rhyn, Nr Oswestry, Shropshire, SY10 7SU



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



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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