

# Town & Country

Estate & Letting Agents



## The Granary , Maesbrook, SY10 8QS

**Offers In The Region Of £775,000**

Nestled in the charming village of Maesbrook, this stunning barn conversion offers a unique blend of character and modern living. Spanning an impressive 2,153 square feet, this property boasts four spacious bedrooms, a beautiful kitchen/ breakfast room and two elegant reception rooms, providing ample space for both relaxation and entertaining. The home has been meticulously maintained and showcases immaculate presentation with a high-quality finish throughout. The attention to detail is evident in every corner, making it a truly inviting space for families or those seeking a peaceful retreat. The beautifully landscaped gardens are a standout feature, offering various areas perfect for entertaining guests or enjoying quiet moments in nature. The outdoor space complements the interior charm, creating a harmonious environment for both leisure and social gatherings. Located in a sought-after area, this property benefits from excellent transport links to Shrewsbury, ensuring that you remain well-connected while enjoying the tranquility of village life. This barn conversion is not just a home; it is a lifestyle choice that combines elegance, comfort, and convenience. Do not miss the opportunity to make this exceptional property your own.

## Directions



From our Willow Street office proceed out of town turning right onto Castle Street, then onto Beatrice Street, and onto Gobowen Road. Turn right at the junction and follow the road around back into town. Proceed along Salop Road until reaching the junction with Maesbury Road. Turn right and continue along until reaching the junction with the A483 bypass. Turn right then immediately left towards Maesbury. Proceed along and proceed through the villages of Maesbury and Maesbury Marsh until reaching the T junction. Turn left towards Knockin and proceed along for approximately 500 metres before turning right signposted Llanymynech and Maesbrook. Proceed through Maesbrook and turn right just after the Orchard Park development. Proceed along the lane for approximately 50 metres where the gated driveway leading down to the property will be found on the right hand side. WHAT 3 WORDS - flip.prices.patching

## Location



Maesbrook is situated in the northern part of Shropshire, not far from the border with Powys, Wales, placing it in a region known for its rich history and blend of English and Welsh cultural influences. It lies approximately 7 miles south of Oswestry and around 20 miles northwest of Shrewsbury, the county town. The village is also close to key transport routes, including the A5 and

the A483, which provide convenient links to nearby towns and cities while preserving Maesbrook's secluded charm. Surrounded by gently rolling hills, farmland, and woodland, the area offers stunning views and access to outdoor activities, making it popular with walkers and nature lovers. Its proximity to the Offa's Dyke Path—a historic trail that follows the ancient earthwork marking the England-Wales border—adds historical interest to its already scenic location.

## Accommodation Comprises

### Entrance Porch



The oak porch has outside lighting and Indian stone flagged floor and leads to the front door.

### Hallway

The bright, spacious hallway leads into the property and has an engineered oak floor, ceiling timbers, two windows to the front letting in lots of light, a composite door leading out to the front, underfloor heating, fitted cloaks cupboard and stairs leading to the first floor. Doors lead off to the ground floor rooms with double doors opening onto the dining room.

### Lounge 24'2" x 15'7" (7.38m x 4.75m)



The stunning lounge is a fantastic bright space to entertain and relax. Having French doors leading out to the garden, a window to the rear and a full length

window to the side flooding the rooms with light. The vaulted ceiling with structural beams further enhance the feeling of space. There is engineered oak flooring with underfloor heating and a focal fireplace with a wood surround and a quarry tiled hearth. Double doors lead through to the dining room and snug.

#### Additional Photograph



#### Snug and Dining Room 11'3" x 10'10" (3.45m x 3.32m)



A more cozy part of the home yet still offering lots of space to entertain. The bright snug has French doors to both aspects linking it seamlessly with the gardens to either side of the room. The vaulted ceiling with structural timbers add to its appeal with engineered oak flooring with underfloor heating running through to the dining room. A focal log burner creates a lovely space for those colder nights whilst the dining room has double doors onto the hallway and the kitchen.

#### Dining Room 13'5" x 11'6" (4.09m x 3.51m)



#### Kitchen/ Breakfast Room 17'0" x 15'7" (5.20m x 4.75m)



The impressive kitchen is the real heart of this lovely home and is fitted with an extensive range of quality shaker framed base and wall units with contrasting granite worktops and upstands over. Having windows overlooking the gardens and a full length window to the front letting in lots of light, central breakfast bar, under unit lighting, tiled flooring with underfloor heating, eye level Smeg oven and grill, space for an American fridge/freezer, AGA range cooker with a glass splashback, vaulted ceiling with structural timbers, inset double sink with a mixer tap over, integrated Bosch dishwasher, integrated refrigerator and an AEG induction hob with a chimney style extractor fan over and glass splashback. A door leads through to the utility.

### Additional Photograph



### Utility 10'7" x 7'6" (3.23m x 2.30m)

The utility has a door to the rear leading out to the gardens, a window to the rear, tiled flooring with under floor heating, fitted base and wall units with contrasting work surfaces over, stainless steel sink with a mixer tap over, plumbing for a washing machine and space for a tumble drier, Worcester boiler and an airing cupboard with a hot water tank and shelving. A door leads to the cloakroom.

### Cloakroom

The cloakroom has a window to the front, fitted wash hand basin with a mixer tap over, low level w.c. and tiled flooring with under floor heating.

### Study 9'7" x 8'9" (2.93m x 2.69m)



The study is a very versatile space and could be adapted for a number of uses. Having a window overlooking the gardens, engineered oak flooring with under floor heating and a range of fitted cabinets and shelving above. The property also benefits from full fibre broadband.

### Ground Floor Bedroom 16'4" x 12'11" (4.99m x 3.95m)



The large ground floor bedroom is perfect for visiting guests or for those who want ground floor living. Having windows to both the front and the rear letting in lots of natural light, engineered oak flooring, spotlighting and a fitted double wardrobe offering great storage. A door leads through to the en suite.

### En Suite 11'4" x 6'7" (3.46m x 2.02m)



The well appointed en suite has a fitted corner shower cubicle with mains powered shower, low level w.c., wash hand basin with a mixer tap over, tiled flooring with under floor heating, part tiled walls, a window to the front, spotlighting, extractor fan and an illuminated mirror.

### To The First Floor

The turned staircase has a window on the half landing letting in lots of light. Doors lead to all the first floor rooms.

### Bedroom Two 13'0" x 9'9" (3.98m x 2.98m)



The first of the double bedrooms has two windows to the rear overlooking the garden, spotlighting and a radiator. A door leads through to the second en suite.

### En Suite



The second en suite has a fitted corner shower cubicle with mains powered shower, wash hand basin with a mixer tap over, low level w.c., shaver point, tiled flooring, part tiled walls, velux roof light, spotlighting and a radiator.

### Bedroom Three 10'5" x 9'9" (3.20m x 2.98m)



The third double bedroom has a window to the rear overlooking the garden, lovely wall timbers and built

in wardrobes with further fitted shelving and drawers.

### Bedroom Four 14'7" x 6'11" (4.46m x 2.11m)



The fourth double bedroom has a window to the front, radiator and lovely exposed wall timbers.

### Family Bathroom 9'1" x 6'11" (2.77m x 2.11m)



The luxurious family bathroom has a window to the front, free standing slipper style bath with free standing taps and shower head, low level w.c., wash hand basin on a modern vanity unit with a mixer tap over, tiled flooring, part tiled walls, radiator, spotlighting and a shaver point.

### To The Outside

The property is accessed from the lane through a farm style gate that leads onto the shared driveway.

## Driveway



The long sweeping driveway leads down and around to the property that is located at the far end. To the left of the drive there are open fields adding to the properties stunning location.

## Additional Photograph



## Double Garage 27'1" x 19'5" (8.27m x 5.92m)



The property also benefits from a double garage having two up and over doors, eaves storage, power, lighting and water supply. The garage has enough space to accommodate two large cars and also to have workshop space at the far end.

## Parking and Turning



The gravelled driveway provides parking for several vehicles with good turning space.

## Additional Photograph



## Gardens



The landscaped south facing gardens are another fantastic feature of this wonderful home. The current owners have spent many hours creating an oasis to sit out and relax with a full array of garden lighting and various areas linking with various rooms on the ground floor to really bring the house and garden together. To the rear there are extensive lawns with well stocked planted borders with an interesting and varied variety of plants and shrubs.

The gardens wrap around the property to the side where the first patio area can be found.

### Additional Photograph



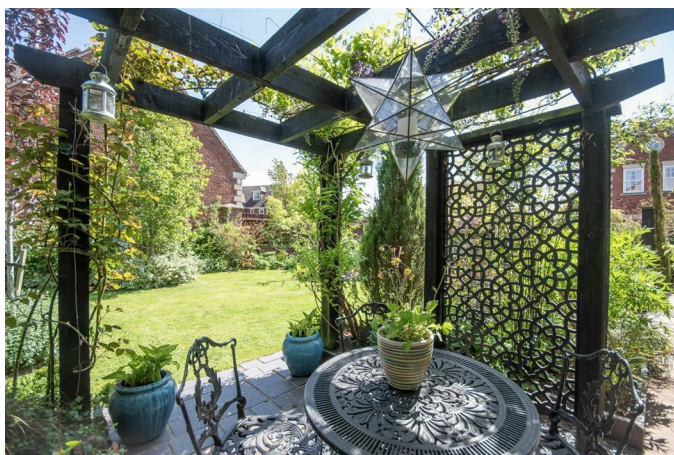
### Additional Photograph



### Additional Photograph



### Pergola And Patio



There is a lovely 'secret' pergola at the rear of the property creating a peaceful space perfect for unwinding and reading a book whilst enjoying the surrounding garden.

### Additional Photograph



### Patio Area



The first patio area is accessed from the lounge and is laid with Indian stone paving creating a lovely sun trap to sit and relax and entertain. There is outside power point, lighting and a water feature giving a tranquil feel whilst the well stocked borders give a feeling of privacy.

### Additional Photograph



### Additional Photograph



### Barbecue Area



### Additional Photograph



### Second Patio Areas



### Greenhouse and Vegetable Gardens



The second private patio areas are accessed from the snug and the utility. There is an outside food preparation area and barbecue along with an Indian stone patio with room for entertaining. Outside lighting is provided to ensure the area can be enjoyed well into the night.

To the top corner of the gardens there is an area with raised vegetable beds and greenhouse along with a log store, outside tap and gated access onto the front driveway.

### Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied



Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

### **To Make an Offer**

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### **To Book a Viewing**

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### **Tenure/Council Tax**

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band F.

### **Services**

The agents have not tested the appliances listed in the particulars.

### **Money Laundering Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### **Hours Of Business**

Our office is open:  
Monday to Friday: 9.00am to 5.30pm  
Saturday: 9.00am to 2.00pm

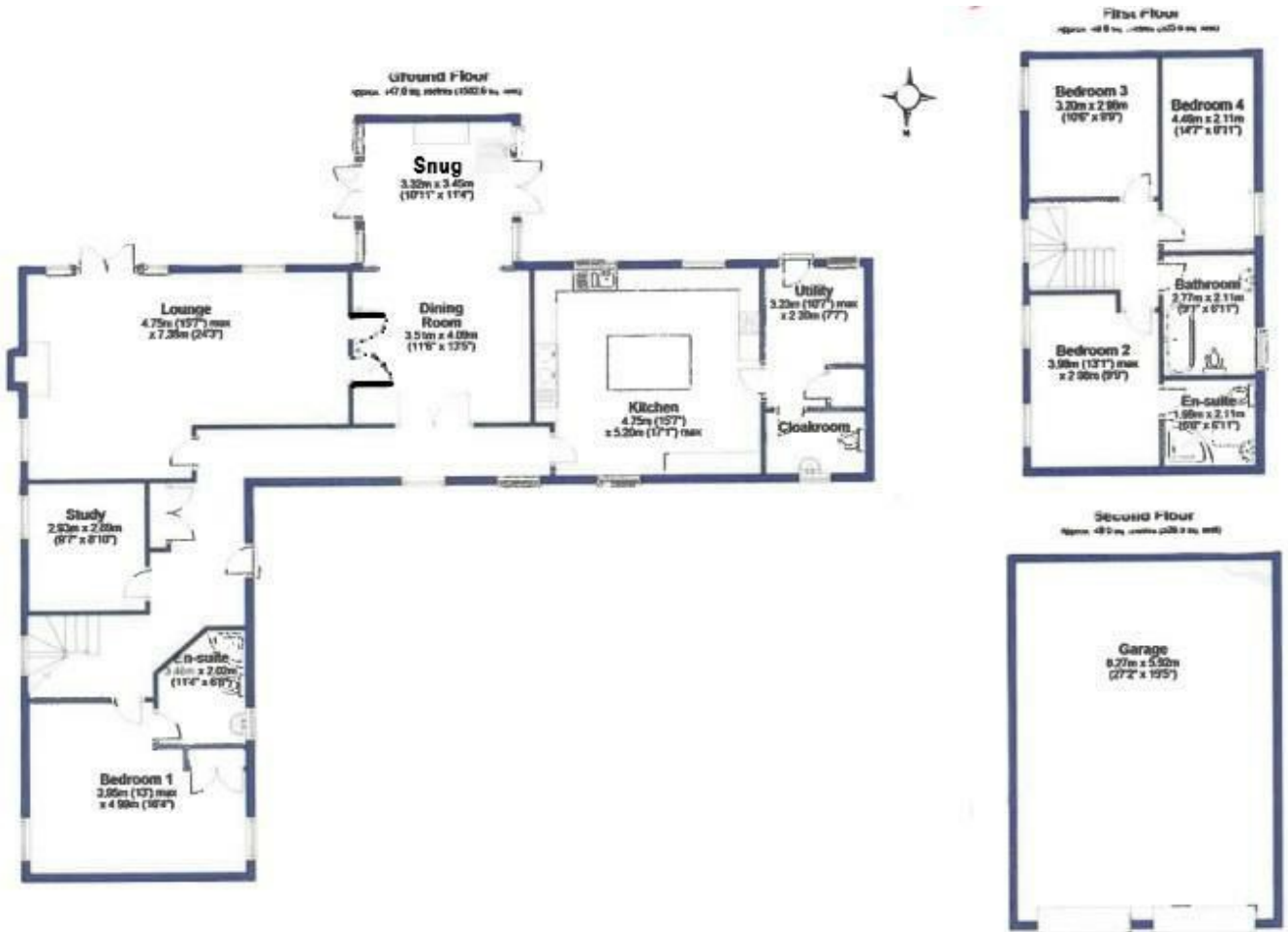
### **Additional Information**

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and

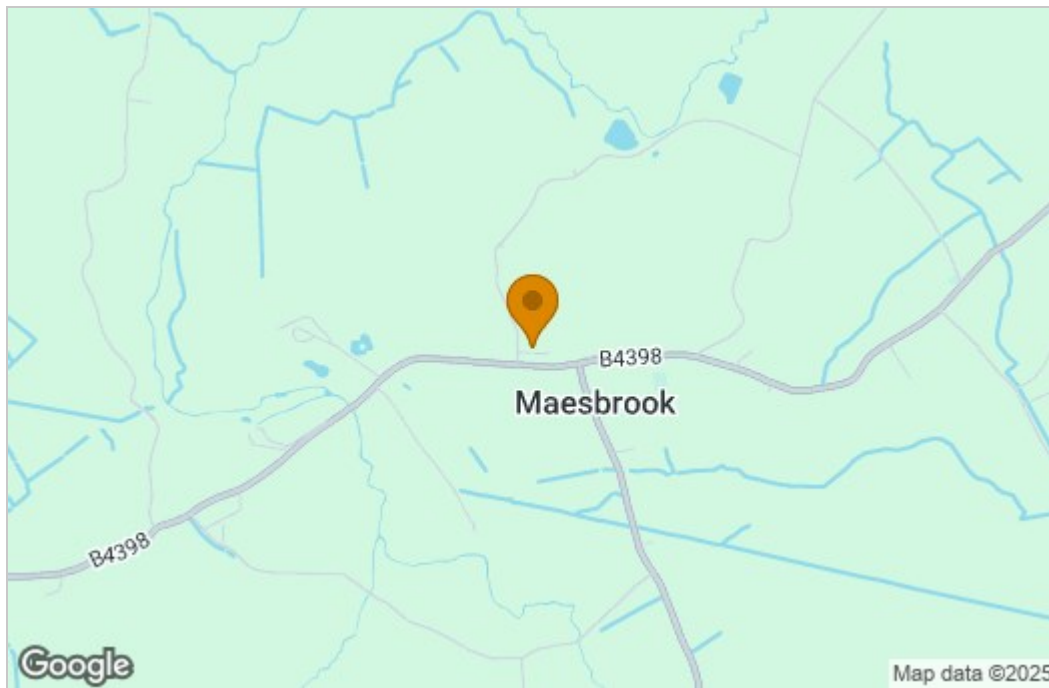
intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

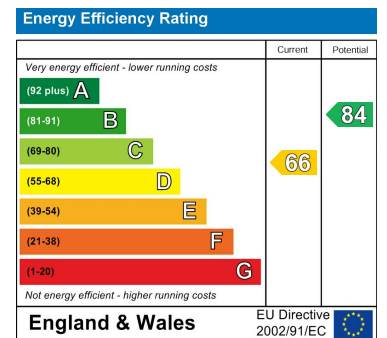
# Floor Plan



# Area Map



# Energy Efficiency Graph



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