

**FOR SALE**

Asking Price £399,950

**1, Coopers Terrace, Maesbury Marsh, Oswestry, SY10 8JQ**

Nestled in the charming village of Maesbury Marsh, Oswestry, this beautiful country cottage offers a delightful blend of traditional character and modern convenience. With two inviting reception rooms, this home is perfect for both relaxation and entertaining. The heart of the home features stunning inglenook fireplaces, complete with fitted log burners, creating a warm and welcoming atmosphere.

The property boasts three spacious double bedrooms, providing ample space for family or guests. The contemporary bathrooms are designed with style and functionality in mind, ensuring comfort for all.

Outside, the property offers generous parking for up to 5+ vehicles. Additionally, a large garage/workshop, additional store and summer house present an excellent opportunity for hobbies or extra storage.







- Beautiful Country Cottage
- Inglenook Fireplaces with Log Burners
- Original Oak Beamed Ceilings
- Three Double Bedrooms
- Large Garage & Wood Store
- Ample Parking & Summer House

## DIRECTIONS

Proceed out of Oswestry along Maesbury Road Industrial Estate. On reaching the staggered crossroads proceed straight over sign posted Maesbury. Continue along this road into the village where the property will be viewed to the left hand side.

## SITUATION

Maesbury Marsh is a popular rural village situated some 3.5 miles from Oswestry in a south easterly direction from Oswestry. The village is well known for its picturesque scenery, its pleasant walks, the canal and towpaths. The village has a basic range of amenities including two pubs and church and is well placed for access onto commuter links including the A5, A483 and A495. More comprehensive facilities can be found in the nearby town of Oswestry which offers a range of supermarkets and independent shops.

## DESCRIPTION

A beautifully presented country cottage set in a picturesque village location and retaining many of its original features, including impressive fireplaces with fitted log burners and original beamed ceilings. The cottage offers a traditional layout with 2 good size reception rooms, a large separate kitchen which is well fitted out and includes built-in appliances and a utility and cloaks. All rooms throughout the home are attractively proportioned and are flooded with light from the many windows. On the first floor there are 3 double bedrooms with the master benefitting from a beautifully fitted en-suite and the main family bathroom. Externally to the front of the property there is ample parking for 3/4 cars whilst at the rear there is a well maintained garden with patio areas, well stocked beds and summerhouse. The property has the benefit of a large garage which can house a number of vehicles together with a useful rear wood store.

## SITTING ROOM

Large feature brick built inglenook fireplace with log multi-fuel burner, front aspect window, display nook, wood effect laminate flooring, original ceiling beams, stairs to first floor, oak door to Lounge and Kitchen.

## LOUNGE

Feature inglenook fireplace with fitted beam above, quarry tiled hearth and fitted log burner, double front aspect windows, French doors to the patio, original painted ceiling beams.



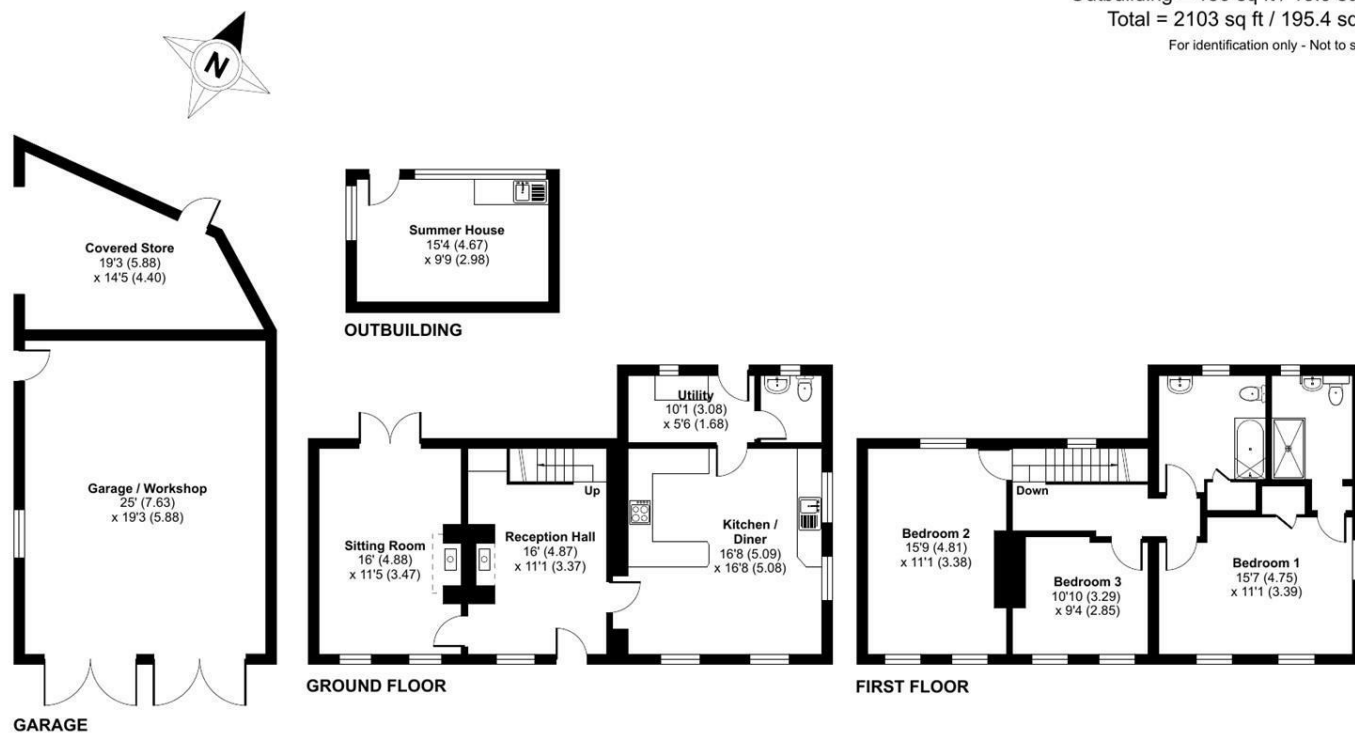
Approximate Area = 1471 sq ft / 136.6 sq m (excludes covered store)

Garage = 482 sq ft / 44.7 sq m

Outbuilding = 150 sq ft / 13.9 sq m

Total = 2103 sq ft / 195.4 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). © nchecom 2025. Produced for Halls. REF: 1268342



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.



2 Reception  
Room/s



3 Bedroom/s



2 Bath/Shower  
Room/s



#### KITCHEN/DINER

A generous size room fitted with a range of fitted base units and eye level wall cupboards with worktop over and tiled surround incorporating glazed display cabinets and wine fridge. Built in low level electric Beko oven with four ring induction above and stainless steel extractor over and stainless steel splashback. One and a half bowl stainless steel sink unit with mixer tap, front and side aspect windows,, breakfast bar, tiled floor, original painted ceiling beams, space for large dining table and large fridge/freezer.

#### UTILITY ROOM

Fitted worktop with appliance space under, fitted wall cupboard, tiled floor, oil fired central heating boiler, rear aspect window, uPVC stable style door, door to:

#### CLOAKROOM/WC

Low level flush WC, vanity wash hand basin, original ceiling beams, tiled flooring, opaque rear aspect window.

#### FIRST FLOOR LANDING

Access to roof space, rear aspect window, doors to:

#### MASTER BEDROOM

Double aspect windows to front and side elevations, built-in wardrobe. ceiling light/fan unit.

#### EN-SUITE

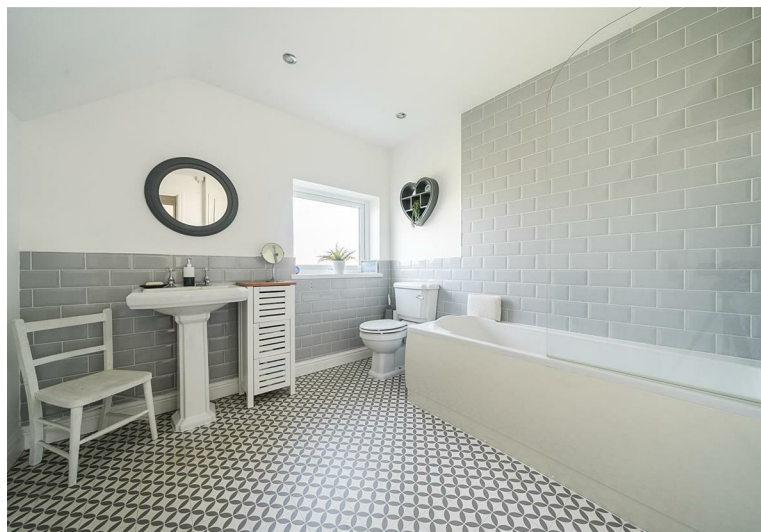
Large walk-in shower cubicle with rain head and wand attachment, vanity sink unit, low level flush WC. Opaque rear aspect window, heated towel rail, vinyl floor covering.

#### BEDROOM 2

Double aspect windows to front and rear elevations,

#### BEDROOM 3

Two front aspect windows.



#### BATHROOM

Fitted bathroom suite comprising panelled bath with electric Triton shower above and glazed shower screen, pedestal wash hand basin and low level flush WC. Part tiled surround, cast iron radiator, vinyl floor covering, airing cupboard housing the hot water tank, immersion heater and linen storage.

#### OUTSIDE

The approach to the property is over a generous gravelled driveway leading to double gates which lead through to the:

#### GARAGE

With two large double opening doors, metal corrugated roof. power connected. This space is capable of storing vintage cars or could be used as a workshop.

#### THE GARDENS

To the rear of the property is a lovely patio area comprising of gravel with feature circular patio area ideal for morning coffee and al-fresco dining. Leading from this is a good size lawned garden with pergolas, fishpond, mature shrub beds and a further gravelled patio area. There is also access to the rear fields.

#### SUMMER HOUSE

Being clad and insulated, water, power and central heating installed. This could alternatively be used as a home office, therapy room or a gym.

#### WOOD STORE

Housing the oil tank.

#### RIGHT OF WAY

We have been informed that there is a right of access at the front of the property for the neighbouring properties.

#### GENERAL REMARKS





### **FIXTURES AND FITTINGS**

The fitted carpets as laid. Only those items described in these particulars are included in the sale.

### **SERVICES**

Mains water and electricity are understood to be connected to the property. Foul drainage is to a septic tank. Oil fired central heating is installed. None of these have been tested.

### **TENURE**

Freehold. Purchasers must confirm via their solicitor.

### **COUNCIL TAX**

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

### **VIEWINGS**

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



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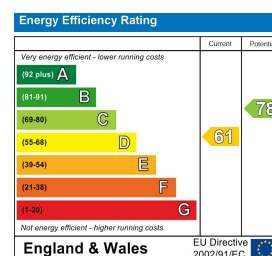
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

## Energy Performance Rating



01691 670 320

### Oswestry Sales

20 Church Street, Oswestry, SY11 2SP  
E: [oswestry@halls.gb.com](mailto:oswestry@halls.gb.com)



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