

**FOR SALE**

Guide Price £1,000,000

## Daywell Manor, Daywell, Gobowen, Oswestry, Shropshire, SY10 7EJ

A handsome and versatile period country property with delightful gardens, equestrian facilities, traditional outbuildings and barns, together with grazing land in a sought after location.

In all approximately 10.17 acres (further land available).







- **Elegant Country Home circa - 3,412 sq.ft**
- **6 Beds, 2 Dressing Rooms, 2 Bath/Shower**
- **A Wealth of Traditional Features**
- **Delightful Gardens & Tennis Court**
- **Yard, Stables, Period Outbuildings, Barns**
- **Menage and Grazing Land - 10.17 Acres**

## DIRECTIONS

What3Words: [kiosk.chickens.permanent](https://www.what3words.com/kiosk.chickens.permanent)

From Oswestry, take the A5 northbound. After the Five Crosses roundabout, take the first left onto a single-track lane. Daywell Manor is a short distance along, located on the right-hand side. Its entrance is framed by two of its characterful outbuildings, which run parallel to the road.

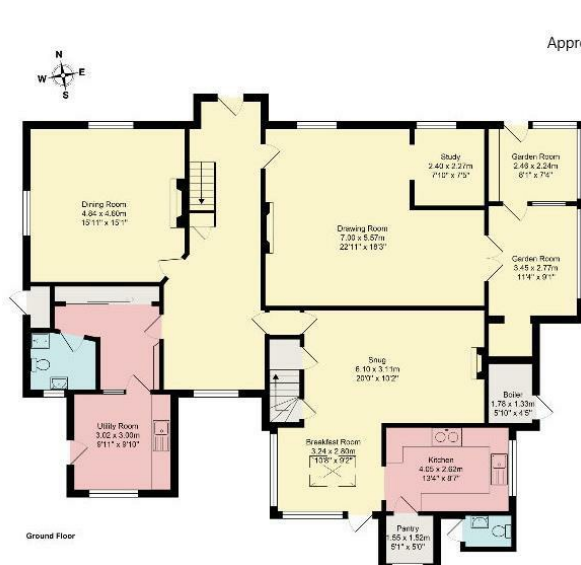
## LOCATION AND SITUATION

The property is attractively situated off a quiet country lane with wonderful views over the surrounding unspoilt countryside. The area is well known for its country pursuits, whilst equestrian enthusiasts will be pleased to note that there is a network of lanes leading away from the property with good hacking out opportunities. The nearby village of Gobowen provides a good range of basic amenities including a rail service (approx. 1.3 miles). More comprehensive amenities can be found in the busy market town of Oswestry or alternatively Wrexham and Chester to the north or Shrewsbury to the south.

Commuters will find that the property is particularly well placed with very easy access to the A5 linking through to North Wales with further road links through to Cheshire and the Wirral. South the A5 leads to the county town of Shrewsbury with connections through to the M54 motorway and thereon to the West Midlands.

## SCHOOLING

The area offers excellent educational opportunities, including Oswestry School, Moreton Hall, Ellesmere College, Adcote Girls School, Packwood Haugh Prep School, Shrewsbury School, Shrewsbury Sixth Form College and Kings and Queens, Chester making it an ideal choice for families.



This plan is for guidance purposes only and should not be relied upon as a statement of fact

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.





4 Reception  
Room/s



6 Bedroom/s



3 Bath/Shower  
Room/s



#### RAIL AND AIR

Gobowen Railway Station is approximately 1.3 miles from the property, which runs south to Shrewsbury and from there either onto Cardiff or Birmingham. Alternatively, north, the service connects to Wrexham and Chester. There are a selection of airports including Liverpool John Lennon and Manchester Airports approximately 1 hours 15 minutes and Birmingham Airport approximately 1 hour 50 minutes, providing quick and easy access to all European and wider international travel.

#### SPORTING

The area is well known for its range of outdoor sporting facilities including golf at Oswestry, Llanymynech, Llangollen and Wrexham. Horse racing can be found at Chester, Bangor on Dee and Ludlow. There are a variety of rivers and lakes for fishing.

#### DESCRIPTION

Daywell Manor is a striking example of period architecture with an enchanting façade, believed to date back to circa 1666 with later additions, enhanced by impressive traditional fireplaces, oak panelling, and original flooring that speaks to its storied past.

Upon entering, you're welcomed by a generous hallway with a beautiful heavy pitch pine entrance door flanked by a formal drawing room, study, garden rooms and a dining room—ideal for entertaining or family gatherings. The kitchen and breakfast room seamlessly blends charm with functionality, supported by a snug, pantry, utility, shower room, and WC—providing flow and flexibility for modern lifestyles.

The first floor houses six well-proportioned bedrooms, including a principal suite with panoramic views over rolling countryside, dressing room options alongside two bathrooms. These light-filled spaces balance character with comfort, offering the perfect retreat for families or hosting guests.



#### GARDENS, OUTBUILDINGS AND LAND

Set within just over 10 acres of lovely landscaped formal gardens, grounds and land, the property is a haven for outdoor living. Fruit trees, kitchen garden, mature hedgerows, and ornamental plantings surround the manor, complemented by a hard tennis court and expansive lawns—perfect for leisure and gatherings. In addition, there are a selection of domestic outbuildings and garaging.

Equestrian enthusiasts will find a dream setup here:

- A stable yard with 6 stables, tack and feed rooms, various stores and Victorian stable stalls.
- A 43m x 35m (max) menage.
- Dutch Barn, open bay bricked barn, and an unconverted L-shaped timber-framed barn—offering exciting conversion potential (subject to planning). Adjoining small loose boxes.

#### THE LAND

This lies to the rear of the menage, stable yard and gardens and is down to permanent pasture providing two small turning out enclosures and two main paddocks which could be easily sub divided as required.

Accessed via a sweeping tarmac drive, the property maintains privacy while remaining functional and **EXTENDING TO 10.17 ACRES. THE OPTIONAL LAND offers an ADDITIONAL 9.51 ACRES** with a brook boundary—ideal for paddocks or agricultural use and **AVAILABLE BY SEPARATE NEGOTIATION.**



### KEY FEATURES AND BENEFITS

- Period elegance with preserved historical features—ideal for heritage lovers
- Versatile outbuildings—potential for home business, conversions, or creative spaces
- Useful equestrian facilities—ready to accommodate professional or hobbyist use
- Peaceful yet connected—private setting with fast access to major towns and transport
- Expansive landholdings—ideal for equestrian, smallholding, or lifestyle farming
- Energy-conscious extras—solar panels and oil-fired central heating
- Freehold tenure—offering complete ownership security

### GENERAL REMARKS

#### TENURE AND POSSESSION

We understand that the property is of Freehold tenure and vacant possession will be given on completion of the purchase.

#### FIXTURES AND FITTINGS

The fitted carpets and light fittings are included in the sale. Only those items described in these particulars are included in the sale.

### SERVICES

Mains water and electricity are connected. Roof mounted solar panels have been installed on one of the outbuildings with the benefit of a Feed in Tariff. Foul drainage to a private septic tank. Oil fired central heating system. None of these have been tested.

### COUNCIL TAX

The property is currently banded in Council Tax Band E.

### EPC RATING

The house has an EPC Rating of F.

### RIGHTS OF WAY AND EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and/or outgoing rights whether mentioned in these sales particulars or not.

### BOUNDARIES, ROADS AND FENCES

The purchaser/s shall be deemed to have full knowledge of the boundaries, and neither the vendor nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

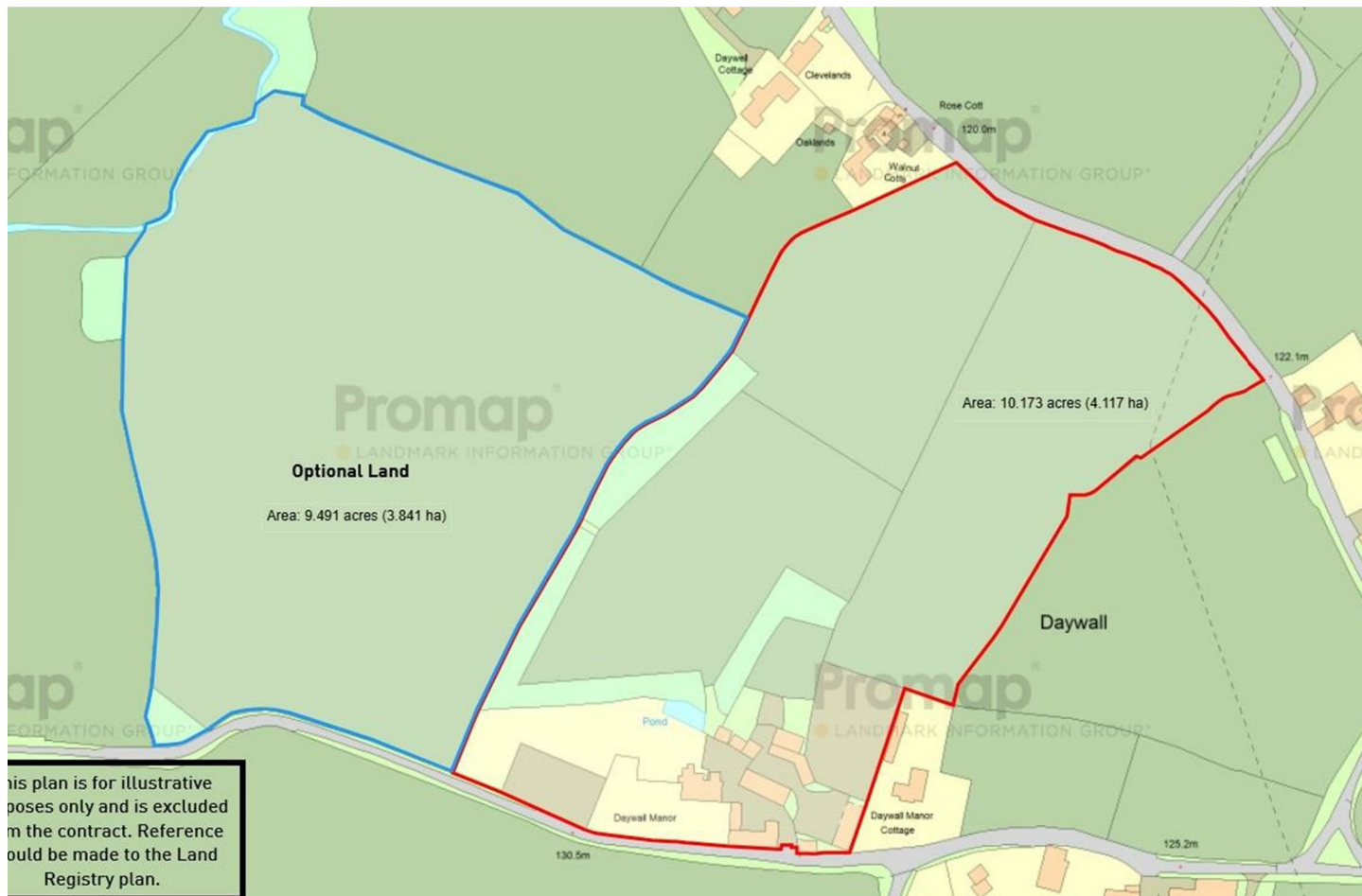
### VIEWINGS

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



FOR SALE

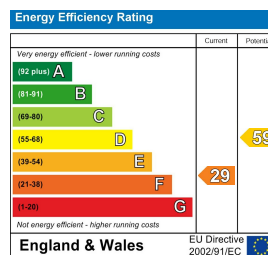
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### 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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