

**FOR SALE**

Offers in the region of £580,000

The Smithy, Maesbrook, Oswestry, SY10 8QW

Nestled in the picturesque village of Maesbrook, Oswestry, this charming character property offers a delightful blend of traditional features and modern comforts. With three well-proportioned bedrooms and two bathrooms, this house is perfect for families or those seeking extra space.

As you enter, you are greeted by two inviting reception rooms, each showcasing stunning ceiling beams and an impressive inglenook fireplace, creating a warm and welcoming atmosphere. The property has been thoughtfully designed to harmonise its historical charm with contemporary fittings, ensuring a comfortable living experience.

The ample parking space for up to four vehicles is a significant advantage. The property also boasts breath taking views of the surrounding countryside. Additionally, the outdoor space includes a workshop, log store, and tool shed, catering to those with hobbies or a penchant for gardening.





- Immaculately Presented Fomer Smithy
- A Wealth of Orignal Features
- Inglenook Fireplace with Log Burner
- Good Size Conservatory
- Beautiful Established Gardens
- Workshop Wood Store & Tool Shed

DIRECTIONS

Leave Oswestry passing through the Maesbury Road Industrial Estate. At the traffic lights proceed straight across and bear right and take the left hand turning for Maesbury. Pass through Maesbury and Maesbury Road and head towards Knockin. At the top of the hill in Knockin turn right onto the B4398 towards Maesbrook. On arriving in Maesbrook the property will be found on the left hand side.

SITUATION

Maesbrook is a rural hamlet located in North West Shropshire between the county town of Shrewsbury and the thriving market town of Oswestry, allowing easy access to the main A5 commuter route, linking south via Shrewsbury, the M54 motorway, Telford and thereon to the West Midlands and to the North via Oswestry, Wrexham, Chester and the North West. Locally, the village of Knockin is approximately 3 miles away which has good local amenities to include a Post Office/General Store, Parish Church, Medical Centre and Public House. The surrounding lanes in the area provide excellent opportunities for walking and equestrian purposes, while those interested in Golf will find clubs locally at Oswestry, Llanymynech and Mile End. A wide range of schooling can be found locally including Primary and Secondary Schools, in addition there are numerous private schools for both boys and girls in the area including Shrewsbury School, Ellesmere College, Moreton Hall, Adcote and Shrewsbury High School for the seniors and Packwood Haugh, Kingsland Grange and the Junior High School for the younger age group.

DESCRIPTION

The Smithy is a charming 3 bedroom detached house, nestled in a peaceful rural setting, offering an idyllic lifestyle surrounded by nature. The property sits on good size grounds, featuring large gardens with mature trees and well-maintained vegetable beds, perfect for those with a love of gardening and self-sufficiency. The house, exudes warmth and character, with spacious rooms and a layout that blends traditional charm with modern conveniences. It includes a garage and large driveway for ample parking together with a workshop and further shed. Despite its serene location, it offers easy access to both Shrewsbury and Oswestry, making it a practical choice for commuters who desire a rural lifestyle while staying well-connected to nearby towns.

ENTRANCE

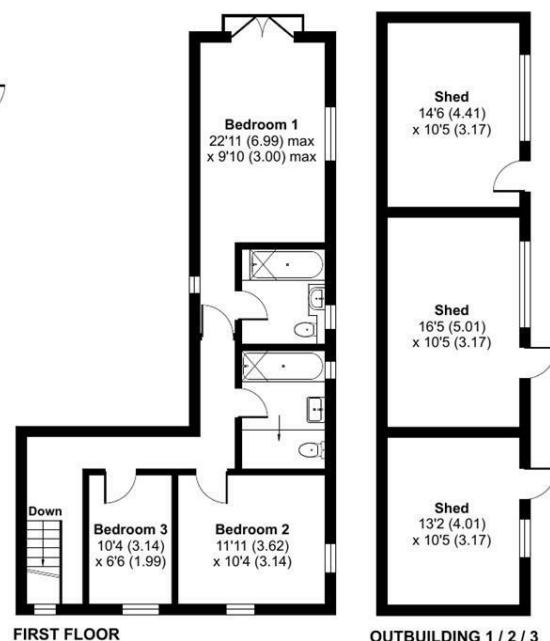
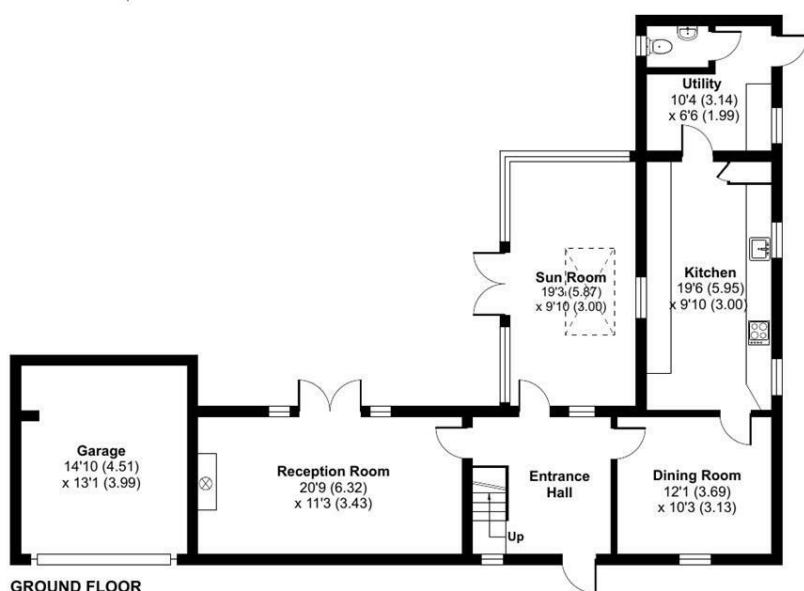
Solid oak door leading into:

ENTRANCE HALL

Tiled floor, stairs to first floor, decorative window, original beamed ceiling, door to:



Approximate Area = 1507 sq ft / 140 sq m
 Garage = 194 sq ft / 18 sq m
 Outbuildings = 458 sq ft / 42.5 sq m
 Total = 2159 sq ft / 200.5 sq m
 For identification only - Not to scale





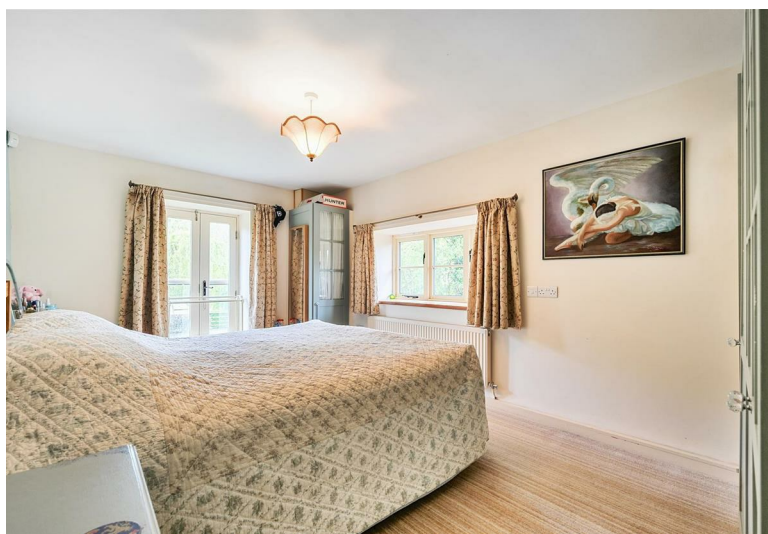
2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



SITTING ROOM

Inglenook fireplace with oak beam above, slate hearth and multi-fuel log burner, recessed wooden shelving, original beamed ceiling, French doors leading out to the patio, fitted cupboard, wood flooring. front aspect window, ceiling spotlights.

KITCHEN

Fitted with a range of oak fronted base units and eye level wall cupboards with worktop over and tiled surround. Five ring Range Master cooker (LPG) with splashback and extractor hood over. One and a half bowl Belfast sink with mixer tap. Built-in Bosch dishwasher. Slate tiled floor, ceiling spotlights, side aspect window, breakfast bar with base units under, appliance space, fitted cupboard, serving recess to Conservatory.

CONSERVATORY

Constructed with wrap around windows set above a brick plinth with glass roof and French doors to the rear garden. Serving recess to Kitchen, slated tiled floor.

UTILITY

Fitted full height cupboards, fitted worktop with appliance space under, rear aspect window, barn style rear entrance door, oak door with iron latch leading into:

GUEST CLOAKS/WC

With low level flush WC and wall hung wash hand basin. Side aspect window.

FIRST FLOOR LANDING

With front aspect window.

MASTER SUITE

Side aspect window with oak ledge, rear French door with Juliet balcony.

EN-SUITE SHOWER ROOM

Double width walk-in shower cubicle with rain head and wand attachments, vanity wash hand basin with mixer tap and concealed cistern low level flush WC. Fitted medicine cabinet, wood effect laminate flooring.

BEDROOM 2

Dual aspect windows to front and side.



BEDROOM 3

Oak door with iron latch, front aspect window, loft hatch.

BATHROOM

Fitted bathroom suite comprising panelled bath with shower over and glazed shower screen, wash hand basin, high level flush WC. Side aspect window, part tiled surround,

OUTSIDE

The property is approached over a gravel driveway providing ample off road parking for a number of vehicles and leads to the:

GARAGE

Currently converted into a home office. Electric up and over door, original wooden beam, loft hatch with pull down ladder, power, light, internet and phone connection installed. Rear aspect window, pedestrian door to garden.

WORKSHOP

With power and light connected, fitted work benches, storage area.

WOOD STORE

With shelving.

TOOL SHED

With shelving.

THE GARDENS

The property is surrounded by large stunning mature gardens interspersed with a number of mature trees and flowering beds and has far reaching views over neighbouring fields. Directly off the rear of the property is a slabbed patio offering an ideal outdoor entertainment space in the summer months. There is a good size gravel area which accommodates the aluminium framed greenhouse. In addition there is a further gravelled patio area. External tap, power points and concealed oil tank.

GENERAL REMARKS

FIXTURES AND FITTINGS

Fitted carpets as laid, curtains 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 understood to be connected. Drainage is to a septic tank. A multi-fuel log burner is installed and LPG gas is used for cooking. Oil fired central heating is installed.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently banded in Council tax Band F - Shropshire Council.

VIEWINGS

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

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FOR SALE

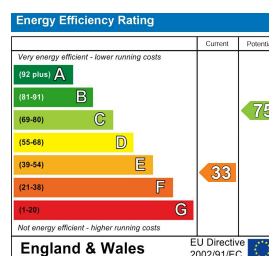
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

Oswestry Sales

20 Church Street, Oswestry, SY11 2SP
E: oswestry@halls.gb.com



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