



THE SMITHY

MAESBROOK | OSWESTRY | SY10 8QW

Halls 1845



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Oswestry 7.7 miles | Wrexham 22.5 miles | Shrewsbury 14.6 miles | Chester 37.4 miles
(all mileages are approximate)

A CHARMING CHARACTER COTTAGE WITH COUNTRYSIDE VIEWS,
PERIOD FEATURES AND GENEROUS PARKING

Immaculately Presented Former Smithy
A Wealth of Original Features
Inglenook Fireplace with Log Burner
Beautiful Established Gardens
Workshop Wood Store & Tool Shed



Oswestry Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

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.

SITUATION

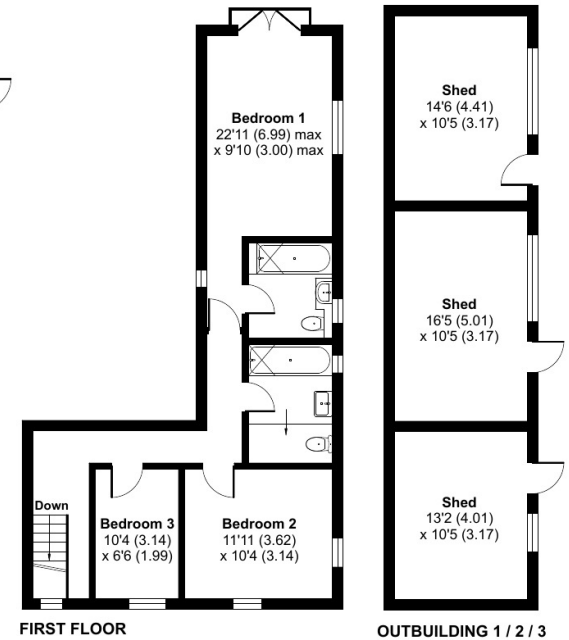
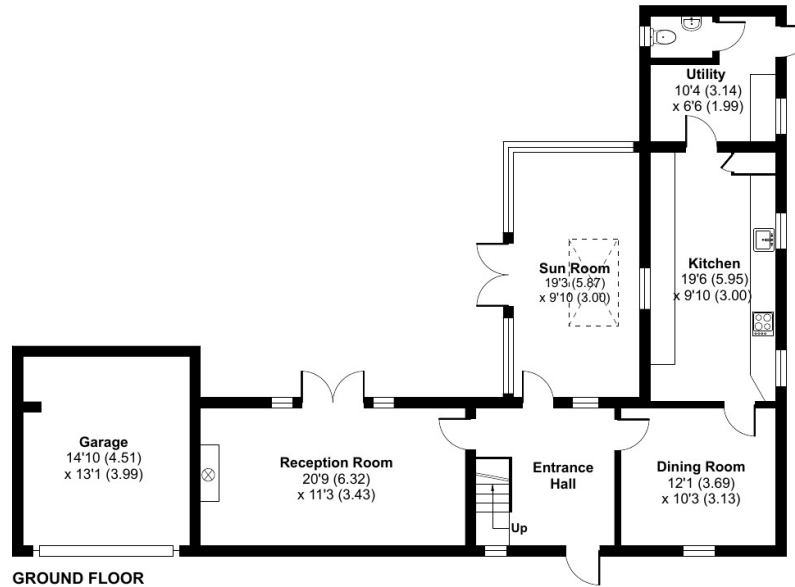
Maesbrook is a rural hamlet located in North West Shropshire between the county town of Shrewsbury and the thriving market town of Oswestry, allowing easy access to the main A5 commuter route, linking south via Shrewsbury, the M54 motorway, Telford and thereon to the West Midlands and to the North via 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.

PROPERTY

A solid oak front door opens into a welcoming entrance hall, featuring a tiled floor, exposed beams, and a decorative window, setting the tone for the charm and character found throughout the property.

The sitting room is a warm and inviting space, complete with an impressive inglenook fireplace with slate hearth and multi-fuel log burner, original beamed ceiling, recessed shelving, and French doors leading out to the patio. A fitted cupboard, wood flooring and front aspect window further enhance this elegant room.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Halls. REF: 1276824



The kitchen is well-equipped with a range of oak-fronted base and wall units, complemented by a slate tiled floor and tiled surrounds. A five-ring LPG Range Master cooker with extractor, Belfast sink, built-in Bosch dishwasher, and breakfast bar provide a highly practical and attractive cooking space. A serving recess opens into the conservatory, creating a sociable flow between the rooms.

The conservatory enjoys wrap-around glazing above a

brick plinth with a glass roof and French doors opening to the rear garden. With tiled flooring and countryside views, it serves as a delightful additional reception space.

Upstairs are three well-proportioned bedrooms and a family bathroom. The master suite enjoys a Juliet balcony with countryside views and a stylish en-suite shower room. The family bathroom features a panelled bath with shower over.

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



GARDENS/OUTBUILDINGS

The property is approached via a gravelled driveway providing ample off-road parking for several vehicles and access to the detached garage, currently converted into a home office with power, lighting, internet, phone connection, rear window, and a pedestrian door to the garden.

The grounds are a true highlight, with extensive, beautifully maintained gardens enjoying far-reaching views across neighbouring countryside. A variety of mature trees, flowering beds and gravelled pathways create an idyllic setting, with multiple seating areas including a main patio directly off the house—perfect for entertaining.

Practical outdoor facilities include a workshop with power and fitted benches, a log store, a tool shed, and an aluminium framed greenhouse. There is also an external tap, power points, and a concealed oil tank, all contributing to a highly functional and attractive outside space.

SCHOOLING

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.

Packwood Haugh, Kingsland Grange and the Junior High School are there for the younger age group.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

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

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.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – F

EPC

Rating - F



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.

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IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



