



WESTON LODGE

WESTON RHYN | SHROPSHIRE | SY10 7LB





WESTON LODGE

WESTON RHYN | SHROPSHIRE | SY10 7LB

Oswestry 3.5 miles | Wrexham 14 miles | Shrewsbury 21 miles | Chester 28 miles
(all mileages are approximate)

A HANDSOME VICTORIAN COUNTRY HOUSE WITH SUPERB LEISURE FACILITIES, VERSATILE OUTBUILDINGS AND EXTENSIVE GROUNDS FOUND IN AN IDYLIC PRIVATE LOCATION

- Elegant six-bedroom Victorian house
- Heated indoor swimming pool, sauna and gym
- Kitchen and garden room with lake and countryside views
- Beautiful formal gardens, lake, and tennis court
- Haven for Wildlife
- Ideal layout and accommodation for multi-generational living
- Pasture paddock and stabling with turn-out area
- Set in approximately 3.9 acres of landscaped grounds
- Excellent local amenities and connectivity
- Separate Studio/Home Office



Oswestry Office

20 Church Street, Oswestry,
Shropshire, SY11 2SP

T: 01691 670320

E: oswestry@halls.gb.com

Viewing is strictly by appointment with the selling agents

LOCATION

Weston Lodge is situated overlooking picturesque open countryside on the edge of the attractive village of Weston Rhyn. Weston Rhyn has excellent day-to-day amenities, including a primary school.

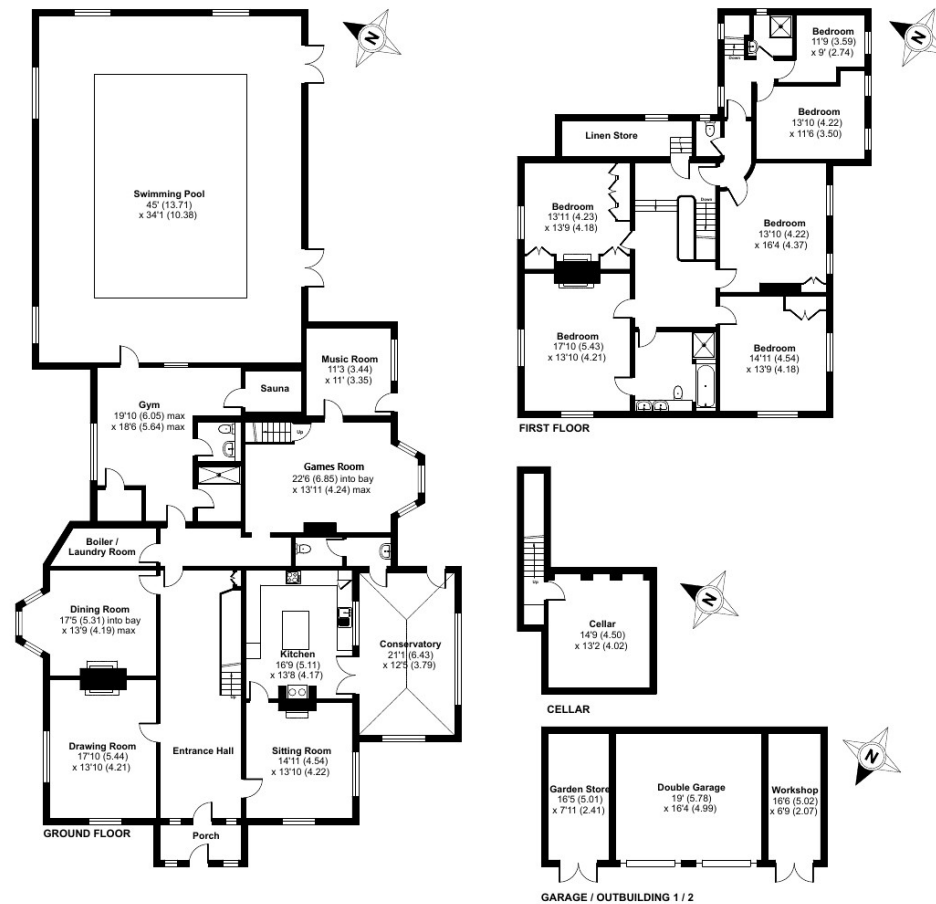
The heart of the village is at the Lodge Roundabout where the Church, Village Hall, Local Shop and Local Hairdresser are all to be found, within walking distance of Weston Lodge itself.

Nearby Oswestry has an excellent range of local shopping, recreational and education facilities, including the well reputed Oswestry School.

There are excellent state and private schools nearby including Moreton Hall, Packwood Haugh, Ellesmere College, Oswestry School and Selattyn Primary.

Railway stations in Chirk and Gobowen, provide access to London via Crewe or Shrewsbury.

The nearby A5/M54 provides access to Birmingham, Chester and the Midlands, along with regional airports at Birmingham, Manchester and Liverpool.



Approximate Area = 6249 sq ft / 580.5 sq m
 Garage = 312 sq ft / 28.9 sq m
 Outbuilding = 1022 sq ft / 94.9 sq m
 Total = 7583 sq ft / 704.3 sq m
 For identification only - Not to scale

PROPERTY

Built in the 1860's for a military officer, the property has an excellent flow of rooms, all with elegant proportions and period features. Weston Lodge is balanced by extensive leisure facilities and adaptable outbuildings, surrounded by 3.9 acres of grounds.

An entrance vestibule leads into an impressive reception hall which exhibits decorative cornicing, and an architecturally bold central staircase. The adjacent drawing room, dining room and sitting room each have beautiful open fireplaces and views over the landscaped grounds. These rooms are filled with natural light, given via their large sash windows.

KITCHEN & GARDEN ROOM

The kitchen is well fitted with a range of units and cupboards along with both electric ovens and hob, as well as an oil-fired Aga. A central island provides both workspace and a breakfast bar. The adjacent garden room offers a wonderful area for informal dining with views toward the tennis court and lake.





LEISURE COMPLEX

The leisure complex features a heated indoor swimming pool, gym area, changing room, shower room, WC and sauna. The pool itself is accessed from the main hallway and has been built with a constant depth of 4 feet for safety.

Two pairs of French doors open from the pool room directly onto a terrace and barbecue area, offering seamless integration with the outdoor space.

There is also a games room and a music room, from which stairs lead to two first-floor back bedrooms and a shower room. These areas could form a separate living space from the main house if required.

In addition, the pool and gym together could easily be converted to substantial ancillary accommodation consisting of two bedrooms, a sitting area, and separate kitchen and bathroom areas. There is already separate external access in place should this be required.



GARDENS AND GROUNDS

The property is approached through impressive entrance gates with automatic controls and continues down the tree lined drive towards the house.

On one side of the drive is a pasture paddock and a small turn-out area adjacent to two wooden stables.

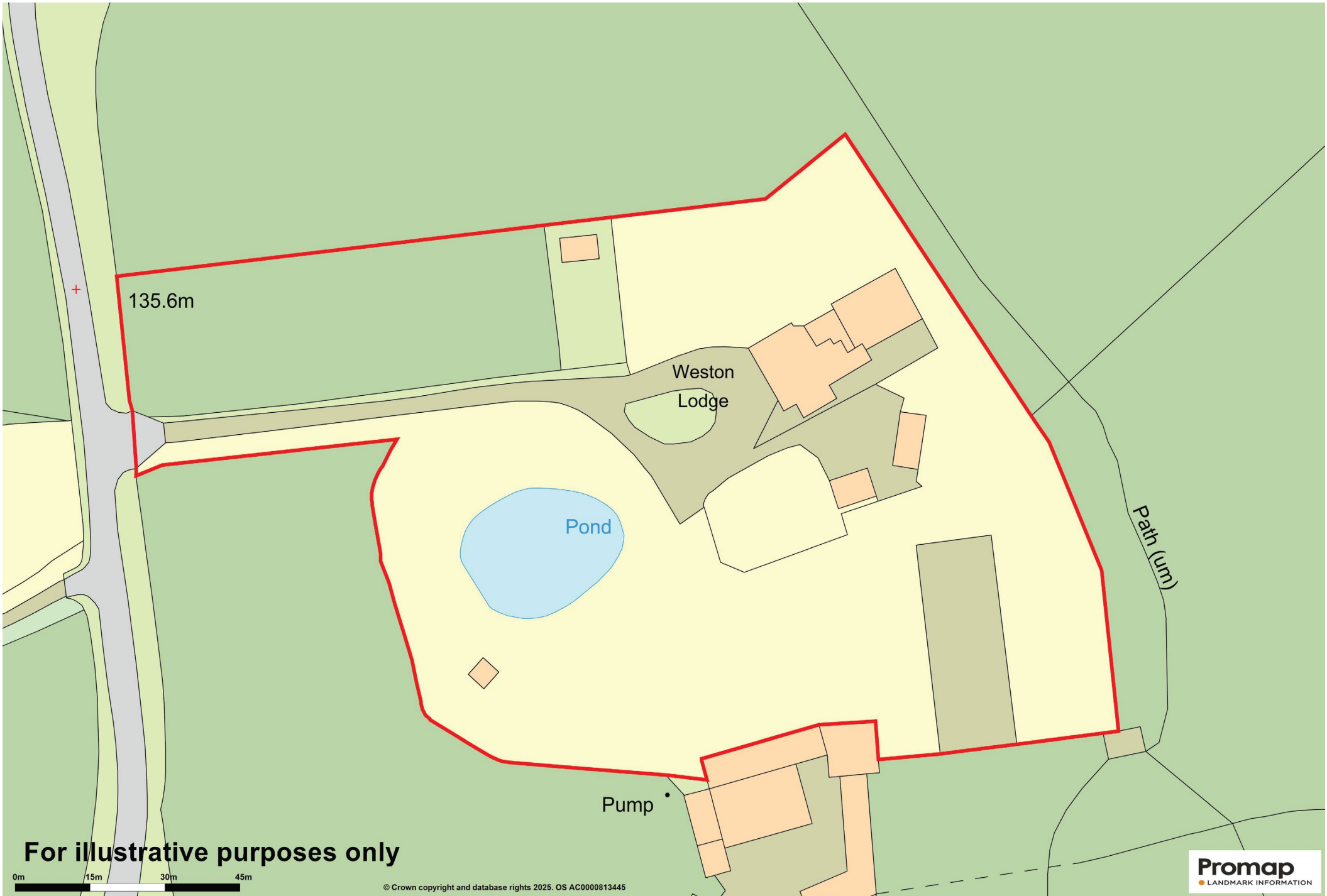
On the opposite side are beautiful mature gardens, largely laid to lawn with specimen plants, shrubs, and trees. The lake gives a magnificent central focal point and is overlooked by a summerhouse with a log burner and solar electric lighting.

Near to the house are a range of outbuildings, including garages, a garden store and workshop.

There is also a lovely large studio which could serve several purposes, including ancillary accommodation and a sizeable home office.

The gardens extend further towards a tennis court and enjoy fine, far-reaching views over the surrounding countryside.





METHOD OF SALE

The property is offered for sale by private treaty.

TENURE AND POSSESSION

We understand that the property is of freehold tenure.

SERVICES

Mains electricity, mains drainage, and mains water.
Oil-fired central heating.

COUNCIL TAX

Council Tax Band F
Shropshire Council - Tel: 0345 678 9000

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: D

DIRECTIONS

What3words: ///greet.louder.elect

From Shrewsbury, travel north on the A5 until you reach the Gledrid roundabout. At this roundabout, take the first exit signposted Weston Rhyn. Continue along Station Road and pass through the village. At the mini roundabout adjacent to The Lodge Public House continue straight, passing the church on your left-hand side. After a short distance, the gated entrance for Weston Lodge will be found on your left-hand side.

VIEWINGS

All viewings must be made via the Agents:

Halls, 20 Church Street, Oswestry, SY11 2SP
01691 670320.



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.



