



THE COURTYARD, MAESBROOK

Oswestry, Shropshire, SY10 8QR



AN IMMACULATE COUNTRY HOME

An immaculately presented country home featuring an indoor swimming pool, tennis court, charming gardens, and 8.35 acres of land.



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EPC

E

Local Authority: Shropshire Council

Council Tax band: G

Tenure: Freehold

Services: Private water (via a bore hole). Mains electricity. Private drainage (via a septic tank). LPG central heating.
Please note, a mains water connection is available for the additional land (lot 2). An electric car charger is located on the garage.

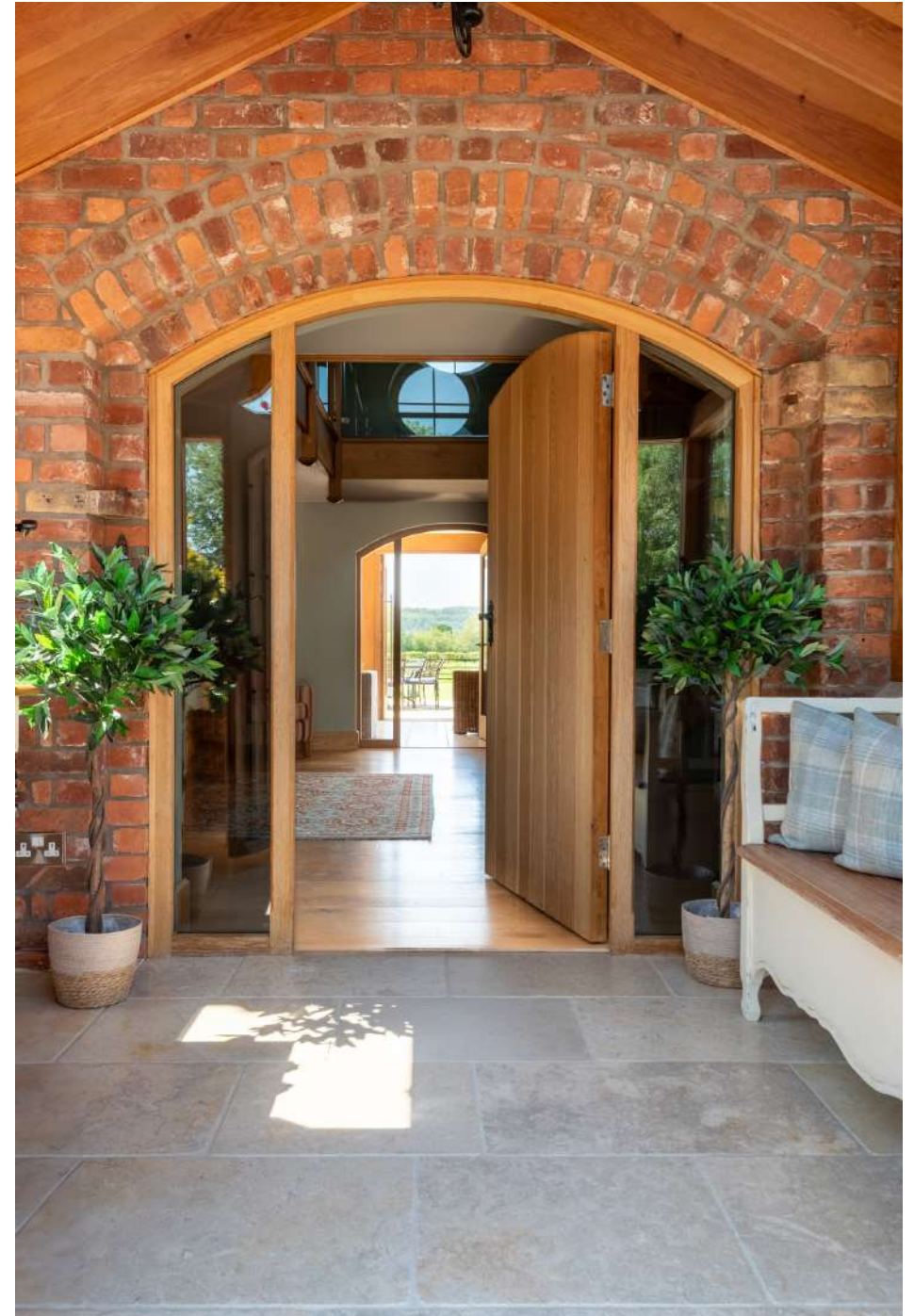
Guide Price: £1,500,000



THE COURTYARD, MAESBROOK

The Courtyard is a large and beautifully presented detached barn conversion with a fantastic range of versatile accommodation over two floors. The barn stands in a beautiful private position, with far-reaching views to the rear and over eight acres of land, including formal gardens and paddocks.

An impressive entrance hallway with central stair and galleried landing gives access to four primary reception rooms, along with a fantastic open plan kitchen/dining/living space. All but one of the reception rooms are orientated to the rear of the property, making the utmost of the beautiful open views.



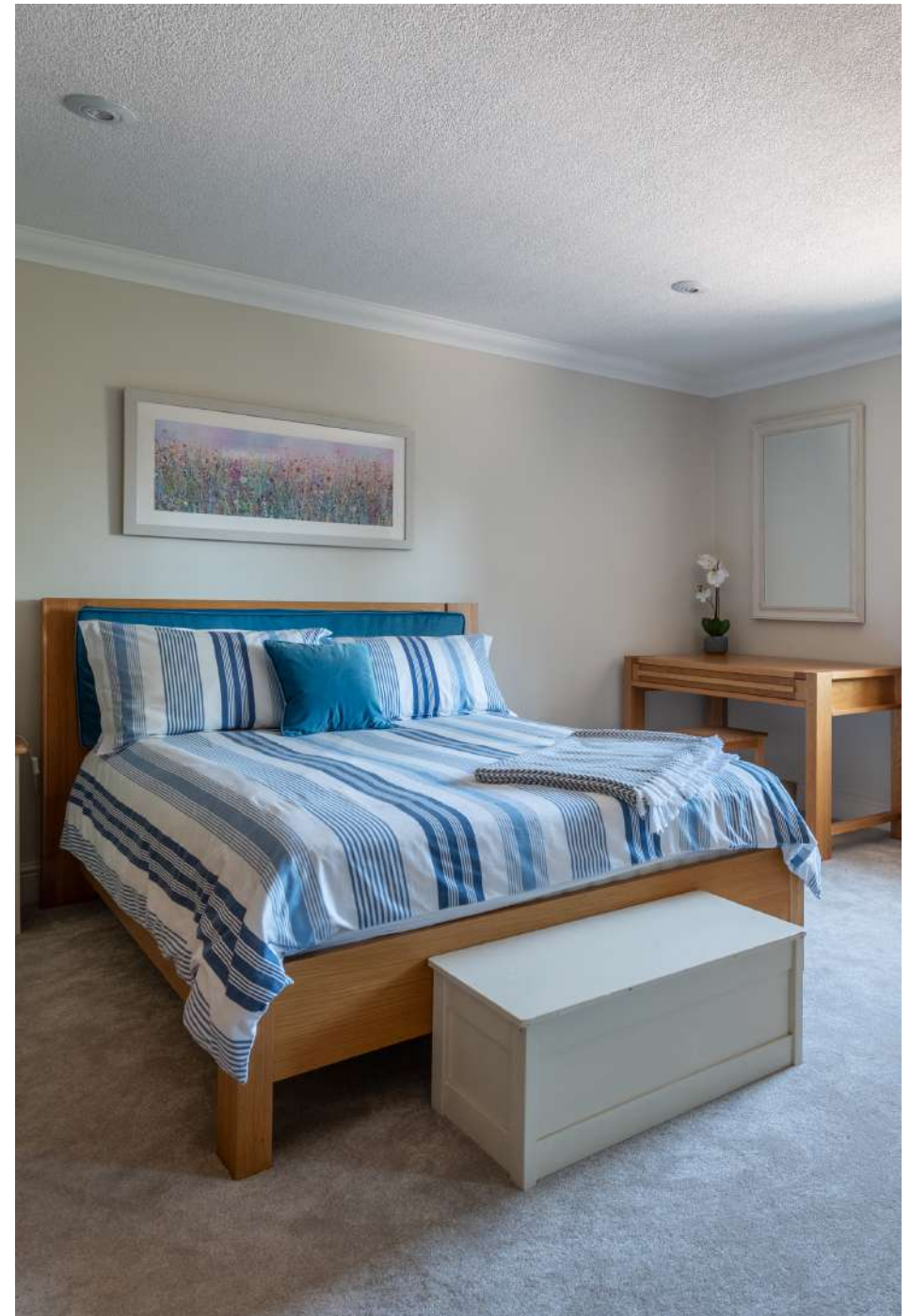






The primary open plan space has a tall, vaulted ceiling and bi-fold glazing providing an abundance of natural light and direct access to the grounds. The reception rooms are currently utilised as a dining room, garden room, drawing room and snug/office. The flow of these ground floor rooms makes for excellent entertainment and family spaces.

Bedroom accommodation is divided by the spacious central galleried landing. To one end is a generous principal suite with walk-through dressing room and en suite bathroom. Adjacent is a further bedroom. To the other side of the first floor landing are two further double bedrooms, one with an en suite bathroom, the other serving from a large family bathroom. All of the bedrooms have delightful views over the grounds and surrounding countryside. Linked via an inner hallway, adjacent to a useful utility space and boot room, is the impressive 9 metre indoor heated swimming pool which leads onto a gym and self-contained single storey two bedroom annexe. This accommodation is beautifully appointed and has separate external access.







GARDENS, GROUNDS & OUTBUILDINGS

The Courtyard is surrounded by approximately 1.23 acres of beautifully maintained formal gardens which provide an abundance of outdoor entertainment space, and an impressive gated private driveway to the front.

To the South of the property is a further 7.12 acres of pasture. Within this land is a timber outbuilding with concrete yard, found near the roadside adjacent to the highway access. This land has the benefit of a mains water connection and provides several paddocks ideal for equestrian use and grazing.

Within the immediate grounds of the property is an asphalt tennis court (which was re-laid at the end of 2023) and a quadruple bay garage, which is currently used, in part, as a snooker room. There is a garden store to the rear. An electric car charger is located on the end gable of the garage.

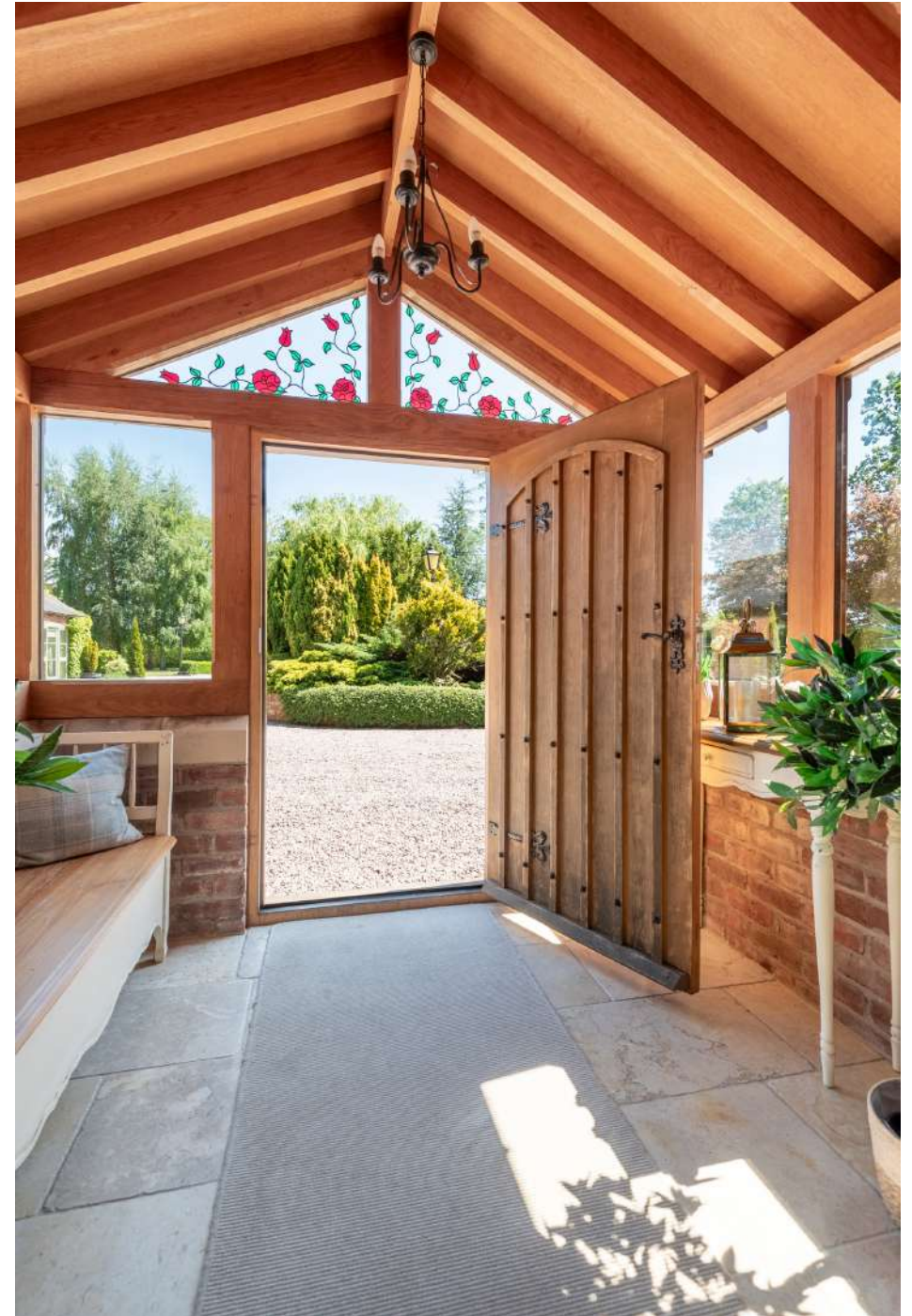




LOCATION

The Courtyard is found on the outskirts of Maesbrook, a charming village between Shrewsbury and Oswestry, a short distance from Knockin and Llanymynech. These villages offer well-reputed public houses, a doctor's surgery, post office and a variety of local shops.

Further educational and recreational facilities can be found in nearby Shrewsbury and Oswestry.







Shrewsbury and Oswestry provide an excellent range of shops and further amenities. The area is noted for its independent schools, including Packwood Haugh Prep School, Moreton Hall, Oswestry School, Ellesmere College along with Chester and Shrewsbury schools.

The location allows access to Chester and the Northwest via the A5 and to the south, Shrewsbury, Birmingham and the Midlands via the A5/M54. Regional airports include Liverpool, Manchester and Birmingham.



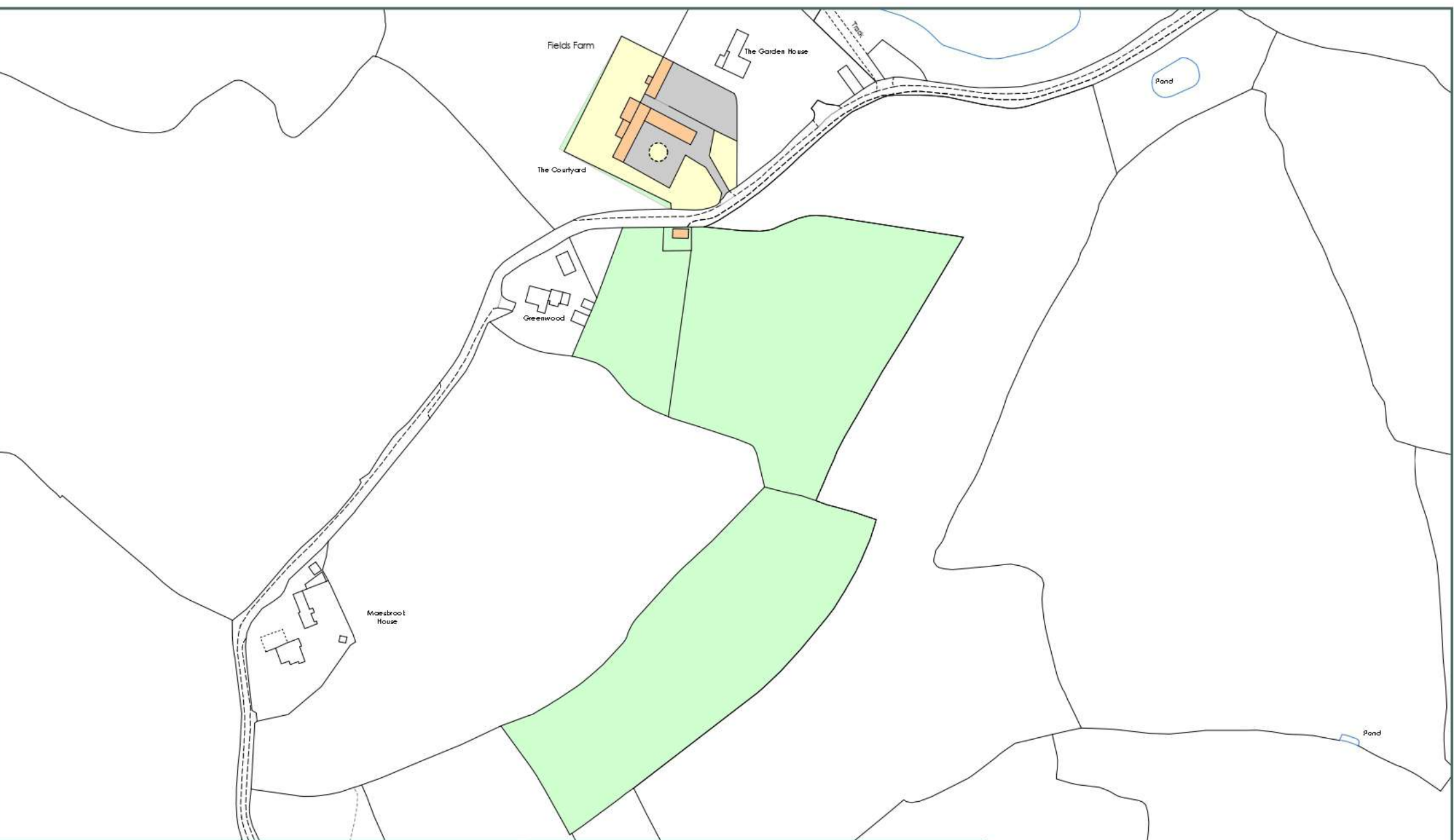


DIRECTIONS (POSTCODE SY10 8QR)

From Shrewsbury head northwest along the A5 exiting after approximately five miles onto the B4396 signposted Knockin. Pass through Knockin and just before you leave the village, take the left-hand turn onto the B4398. Follow this road into the village of Maesbrook, taking the last right turn on the far side of the village. Follow this single track lane for approximately half a mile, where The Courtyard will be found on your left hand side, through wrought iron electric gates.

What3words: ///ballroom.mattress.wobbling





Location SJ 299 218
Scale 1:2,500 @ A4
Drawing No. Z25191-02
Date 25.07.25



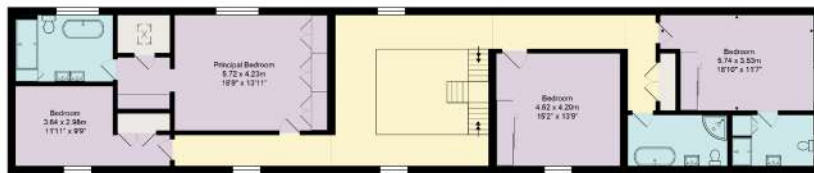
Total Area
3.38 hectares
(8.35 acres)

The Courtyard



Based on Ordnance Survey 1:2,500 mapping with the permission of the Controller of HMSO ©Crown Copyright Licence No. VA 100033416

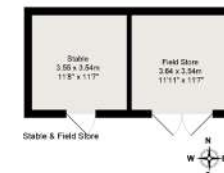
The Courtyard, Maestbrook, Shropshire. SY10 8QR
 Approximate Gross Internal Area
 House = 429 Sq M / 4623 Sq Ft
 Swimming Pool Room = 68 Sq m / 735 Sq Ft Annex & Gym = 53 Sq M / 572 Sq Ft
 Garages, Workshop, Stores and Snooker Room = 138 Sq M / 1471 Sq Ft
 Stable & Field Store = 25 Sq M / 273 Sq Ft



First Floor



Annex & Gym



Stable & Field Store

For Illustrative Purposes Only - Not To Scale
 The position and size of doors, windows, appliances
 and other features are approximate only.
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We would be delighted
to tell you more.

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