THE GRANARY

MAESBROOK | OSWESTRY | SHROPSHIRE



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MAESBROOK | OSWESTRY | SHROPSHIRE | SY10 8QS

Oswestry 7 miles | Shrewsbury 20 miles | Gobowen Station 8 miles
Wrexham 22 miles | Birmingham 63 miles | London Euston 2 hours 50 minutes
(Distances and time approximate)

A beautifully presented barn conversion with flexible accommodation, landscaped gardens, generous parking and a detached double garage in a rural village setting

Beautifully presented four-bedroom barn conversion

Approximately 2,122 sq ft of accommodation

Detached double garage and extensive parking

Impressive vaulted reception spaces with exposed timbers

Kitchen/breakfast room with AGA, central island and granite worktops

Ground-floor bedroom with en suite shower room

Landscaped gardens with private patio seating areas

Convenient rural village setting close to Oswestry and Shrewsbury

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The Dairy
The Granary

LOCATION & SITUATION

The Granary is positioned in the rural village of Maesbrook, surrounded by attractive Shropshire countryside and within easy reach of Oswestry. The area offers a quiet village setting while remaining well connected to local amenities, schooling and road links. Oswestry provides a broad range of shops, cafés, supermarkets and leisure facilities, with Shrewsbury also accessible to the south.

Road: The A5 and A483 are both within easy reach, providing road links towards Oswestry, Shrewsbury, Wrexham, Chester and the wider Midlands.

Rail: Gobowen station is approximately 8 miles away, with services to regional centres and London Euston from around 2 hours 50 minutes.

Air: Birmingham, Manchester and Liverpool airports are all accessible by road, providing domestic, European and wider international travel connections.

Schools: Local schooling is available in the surrounding villages and Oswestry, with independent options including Oswestry School, Moreton Hall and Ellesmere College.

Sporting: Nearby leisure includes walking, cycling, golf, equestrian pursuits and countryside routes, with wider sporting facilities available in Oswestry and Shrewsbury.



THE GRANARY

The Granary is an attractive barn conversion that has been carefully maintained and improved by the current owners during their nine-year ownership. The property offers approximately 2,122 sq ft of well-planned accommodation, together with a detached double garage, landscaped gardens and extensive parking.

Combining vaulted ceilings, exposed timbers and modern comfort, it provides a highly practical country home with excellent flexibility, including ground-floor bedroom accommodation.







THE ACCOMMODATION

Internally, The Granary provides a well-balanced arrangement of accommodation over two floors, with character and practicality carefully combined throughout. The ground floor is centred around a welcoming hall, which gives access to the principal living spaces, study and ground-floor bedroom suite. The lounge is a particularly impressive room, with a vaulted ceiling, exposed timbers, oak flooring, fireplace and French doors opening directly to the garden. A further family/dining room sits between the lounge and kitchen, creating an excellent space for everyday living and entertaining, again with a natural connection to the outside seating areas.

The kitchen/breakfast room forms the heart of the home and is fitted with a range of traditional units, granite work surfaces, central island, AGA and integrated appliances, all set beneath exposed beams. A separate utility room and cloakroom provide useful practical space and direct external access.

The ground-floor bedroom is a valuable feature, offering flexibility for guests, multi-generational living or those seeking single-level accommodation, with an adjoining en suite shower room. A separate study provides a dedicated home office or hobby space.

To the first floor there are three further bedrooms, including a principal-style double bedroom with en suite shower room, together with two additional bedrooms and a family bathroom. The bathroom is fitted with a freestanding slipper bath, creating an attractive and comfortable first-floor arrangement.

Throughout, the property feels light, warm and carefully maintained, with the exposed timbers, oak joinery and garden views giving the internal accommodation a strong sense of character, quality and individuality.















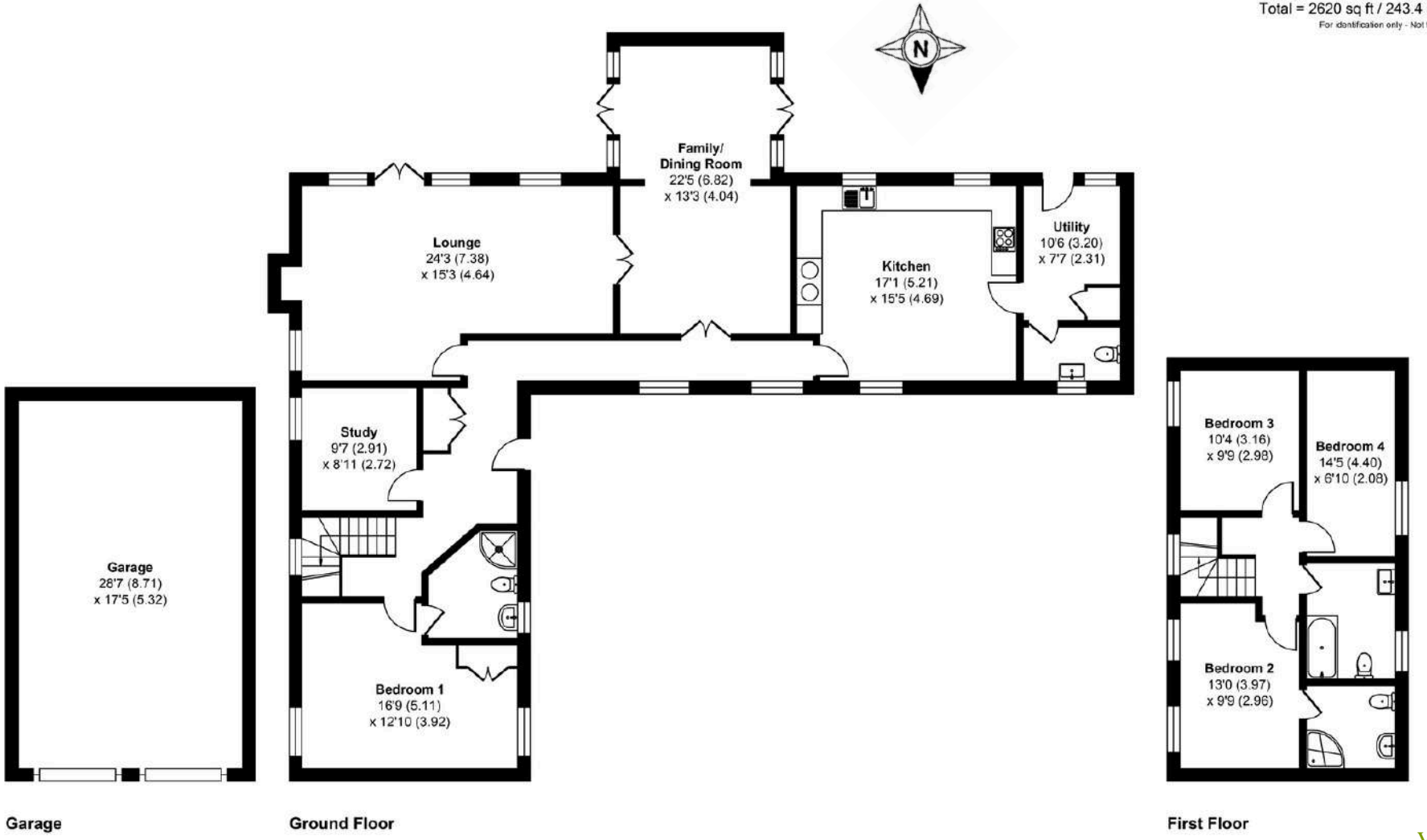






THE GRANARY

Approximate Area = 2122 sq ft / 197.1 sq m
Garage = 498 sq ft / 46.3 sq m
Total = 2620 sq ft / 243.4 sq m
For identification only - Not to scale



Garage | Ground Floor | First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

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GARDENS & GROUNDS

Externally, The Granary is approached over a gravelled driveway leading to generous parking, turning space and a detached double garage. The gardens have been thoughtfully landscaped to create a series of attractive and usable outdoor areas, including paved terraces, mature planted borders, lawned areas and private seating spaces.

The principal reception rooms open naturally to the garden, giving the house a strong indoor-outdoor connection. The grounds provide colour, privacy and interest, while remaining manageable for buyers seeking country living without the upkeep of extensive acreage.

GENERAL REMARKS

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
We understand that the property has the benefit of mains water and electricity. Heating, drainage and any additional service arrangements are to be confirmed by the vendors and verified by the purchaser's solicitor.

LOCAL AUTHORITY
Shropshire County Council, The Shirehall, Shrewsbury, SY2 6ND.
Tel: 03456 789000

COUNCIL TAX
Council Tax Band – F

EPC
Rating – D

DIRECTIONS
What3Words ///doll.lavished.podcast

From Oswestry, proceed south on Maesbury Road and continue through Maesbury and Maesbury Marsh. At the junction, turn left towards Knockin, then after approximately 500 metres turn right signposted Llanymynech and Maesbrook. Continue through Maesbrook, turning right just after Orchard Park. The driveway to The Granary will be found on the right.

FIXTURES & FITTINGS
The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

RIGHT OF WAY & EASEMENTS
The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings, whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & 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.

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 are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.





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