SAMUEL WOOD

Old Barn, Maesbrook, Oswestry, Shropshire, SY10 8QD

Offers Over £900,000

Old Barn, Maesbrook

Oswestry, Shropshire, SY10 8QD

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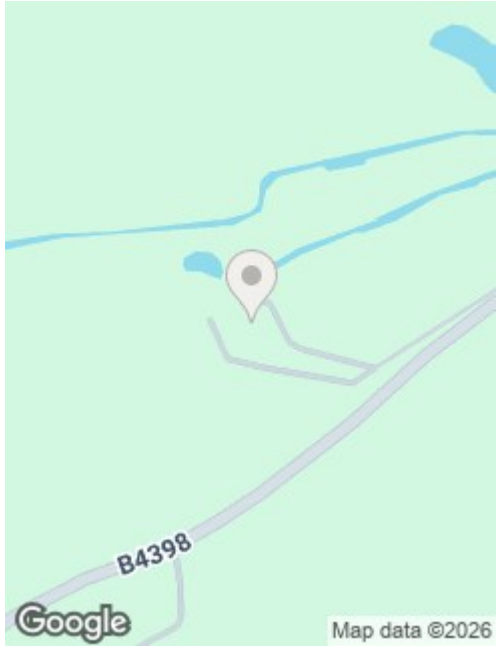
- Grade II Listed Converted Threshing Barn
- High Specification Equestrian Facilities
- Character Features Throughout the Home
- Vaulted Ceilings & Exposed Beams
- Convenient Access to Hacking Routes
- Approximately 7.4 Acres of Land
- Five Bedrooms & Four Bathrooms
- Sweeping Driveway & Extensive Parking
- Private Courtyard & Summerhouse
- Oil Central Heating - EPC Rating D

Samuel Wood are delighted to present this exceptional Grade II Listed converted threshing barn, privately positioned within the sought-after village of Maesbrook and surrounded by 7.4 acres of its own land. Combining beautifully preserved character with thoughtfully designed contemporary living, this impressive country home offers an enviable sense of space, privacy and tranquillity. Original architectural features, vaulted ceilings, exposed beams and feature fireplaces sit comfortably alongside modern comforts, creating a home with genuine warmth and individuality. The extensive grounds and dedicated equestrian facilities provide superb opportunities for those seeking a rural lifestyle, with paddocks, menage, stable block and convenient access to hacking routes. A sweeping driveway creates a memorable approach, while the gardens and outdoor spaces provide wonderful areas for relaxation and entertaining. A remarkable rural retreat where character, space and country living come together beautifully.

The ground floor immediately establishes the exceptional character and scale of this beautifully converted barn. Double timber doors open into an impressive entrance hall, where a high vaulted ceiling, full-length glazing and exposed architectural detailing create a striking first impression. The accommodation flows naturally through a series of versatile and generously proportioned living spaces, including a welcoming lounge with feature log burner, a further sitting room, study/snug and an impressive kitchen and dining area. The kitchen is particularly well suited to both family life and entertaining, with oak worktops, a Rangemaster range cooker, ample storage and a vaulted dining area with a second log burner. The ground floor also provides two generous bedrooms, including a characterful bedroom with exposed beams and vaulted ceiling, together with wet-room facilities and an ensuite wet room. A useful utility room and cloakroom complete this highly versatile level.

The first floor is approached via an attractive oak staircase leading to a spectacular galleried landing, where full-length windows and beautiful brick arches at both front and rear flood the space with natural light. The landing provides an elegant central hub to the upper accommodation and further emphasises the barn's architectural character. Three well-proportioned double bedrooms are arranged around the landing, with the principal bedroom enjoying built-in wardrobes and shelving, while further bedrooms benefit from views across the surrounding gardens. The larger third bedroom features windows to two elevations together with a Velux roof window, creating a particularly light and airy space. A stylish ensuite shower room and family bathroom complete the first-floor accommodation. Together, the upper rooms provide a peaceful private bedroom area, with the flexibility required for family living, guests or those wishing to create dedicated bedroom and work-from-home spaces.

The grounds are a major attraction, extending to 7.4 acres and offering an exceptional combination of privacy, amenity and equestrian potential. A sweeping gravel driveway approaches the barn through double gates, providing extensive parking and creating an impressive sense of arrival. Lawns flank the driveway, while a maturely planted gravelled patio forms a secluded sun-trap, attracting an abundance of wildlife and birds. A summerhouse provides an additional outdoor retreat, with potential for use as a home-working space or simply somewhere to enjoy the peaceful surroundings. To the rear is a private enclosed courtyard garden, planted with established shrubs and offering a wonderfully sheltered outdoor seating area with direct access to the ground-floor rooms. Beyond the gardens, the equestrian facilities comprise a versatile five-section stable block with power, lighting and water, together with a timber store, three enclosed paddocks extending to approximately six acres and a grass menage. The paddocks are post-and-rail fenced and equipped with water troughs, while the property also benefits from convenient access to local hacking routes.



Directions

What3words: ///handyman.simulations.fires

Services: We understand that the property has oil heating, Worcester gas boiler for the underfloor heating and water in the annex/guest bedroom, mains electricity, mains water and private drainage (septic tank).

Broadband Speed: Basic 13 Mbps & Ultrafast 1800 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: The land & outbuilding flooded. Not the house. Flood defence barrier has since been installed & successfully stopped further flooding.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: G

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.

Total floor area: 414.3 sq.m. (4,459 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.