



THE COURTYARD, MAESBROOK

Oswestry, Shropshire, SY10 8QR



A BEAUTIFULLY PRESENTED COUNTRY PROPERTY

A beautifully presented country property with indoor swimming pool, tennis court, delightful grounds of over 1.2 acres. Further land available should it be required.



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EPC

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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.

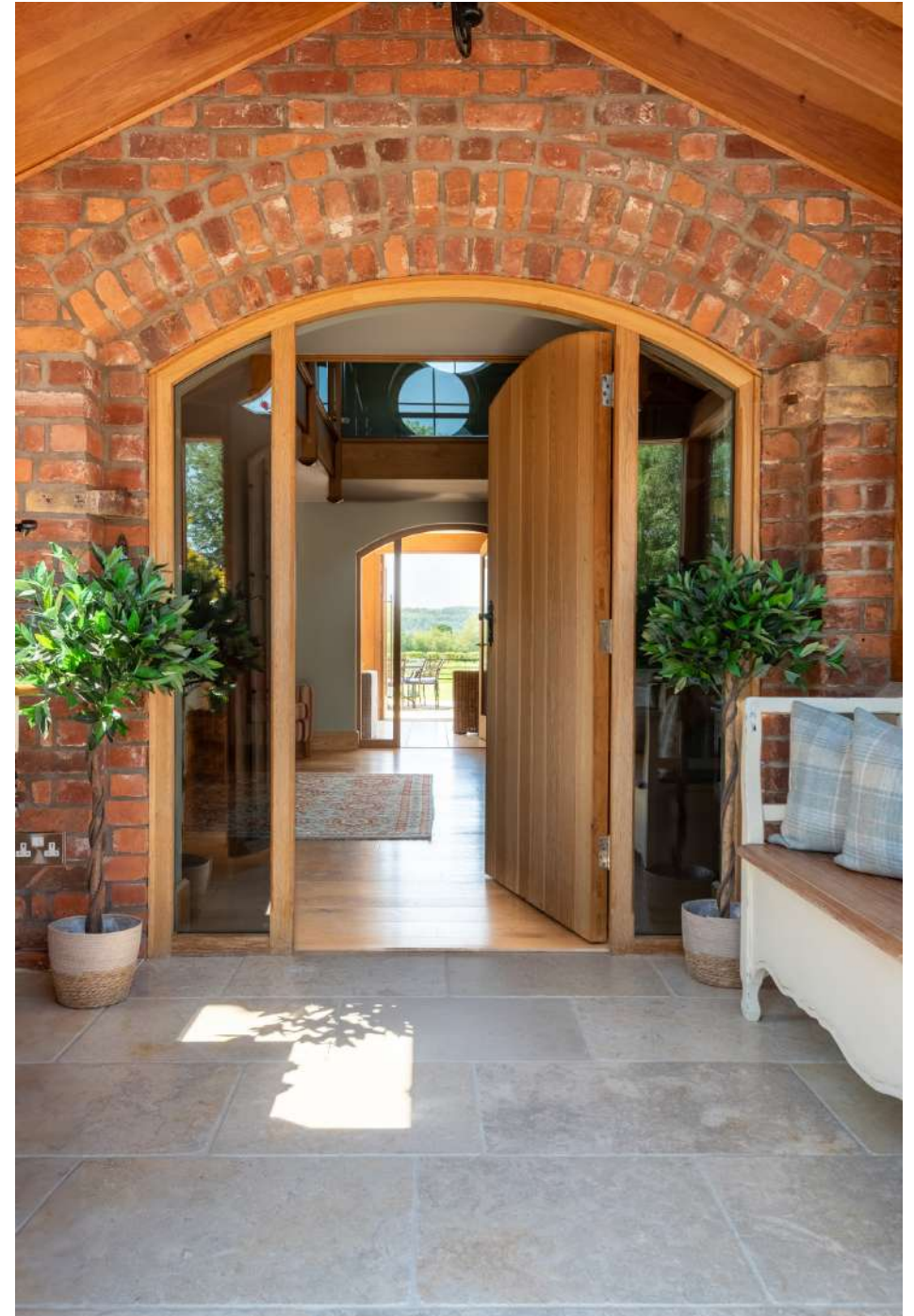
Guide Price: £1,295,000



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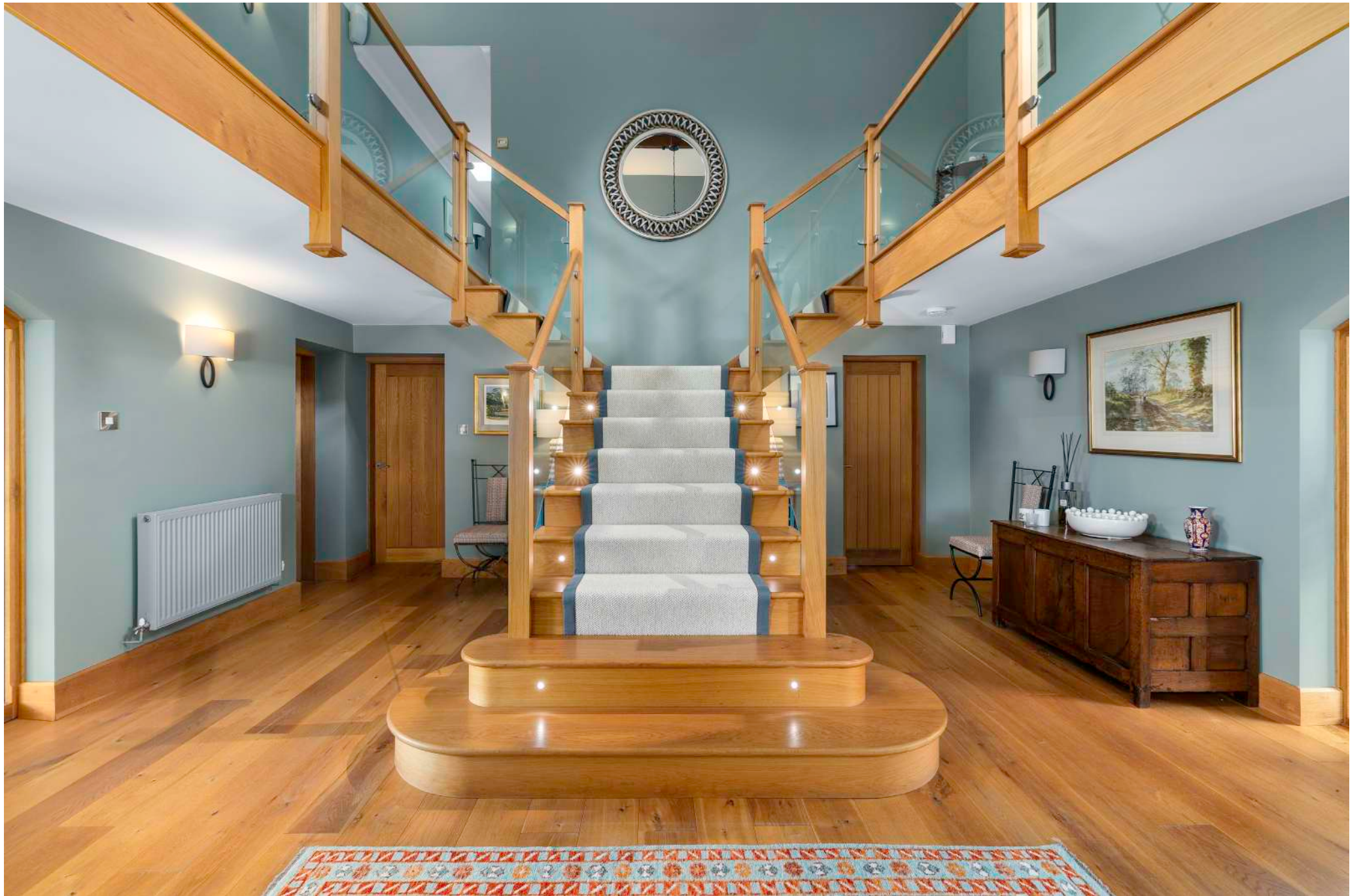
The Courtyard is a large and beautifully presented detached barn conversion with a fantastic range of versatile accommodation over two floors. The barn stands in a private position, with far-reaching views to the rear and over seven acres of additional land is available, if required, by separate negotiation.

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 PROPERTY

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.

Within the grounds 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.

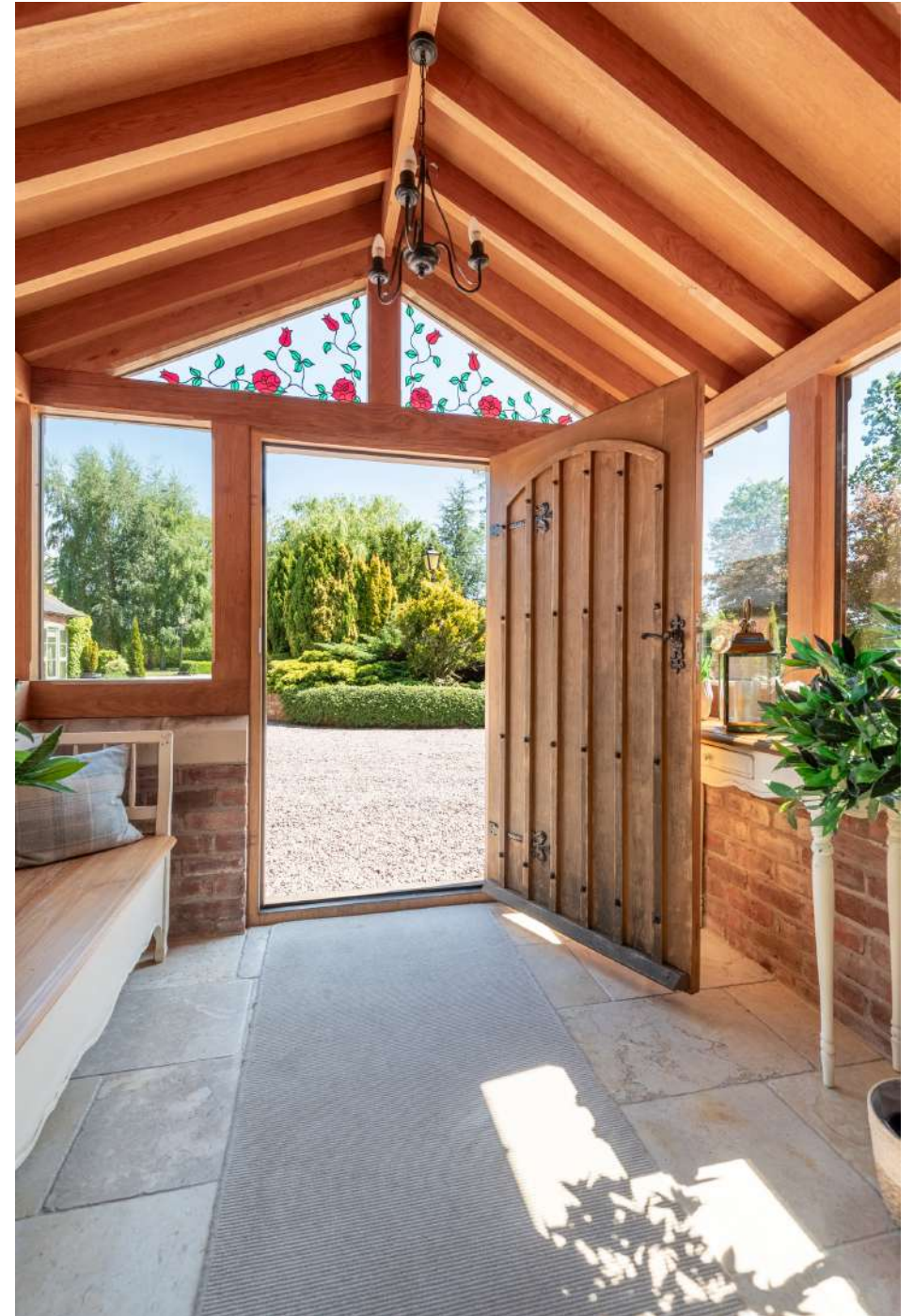
To the South of the property is additional land extending to approximately 7.12 acres which is available by separate negotiation. Within this land is a timber outbuilding with concrete yard, found near the roadside adjacent to the highway access. This land has the benefit of a mains water connection.





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.







Shrewsbury and Oswestry provide an excellent range of shops and further amenities. The area is noted for its excellent choice of independent schools which The Courtyard is ideally situated for. Schools include Packwood Haugh Prep School, Moreton Hall, Oswestry School, Adcote and Ellesmere College which are all within easy reach, as well as 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.





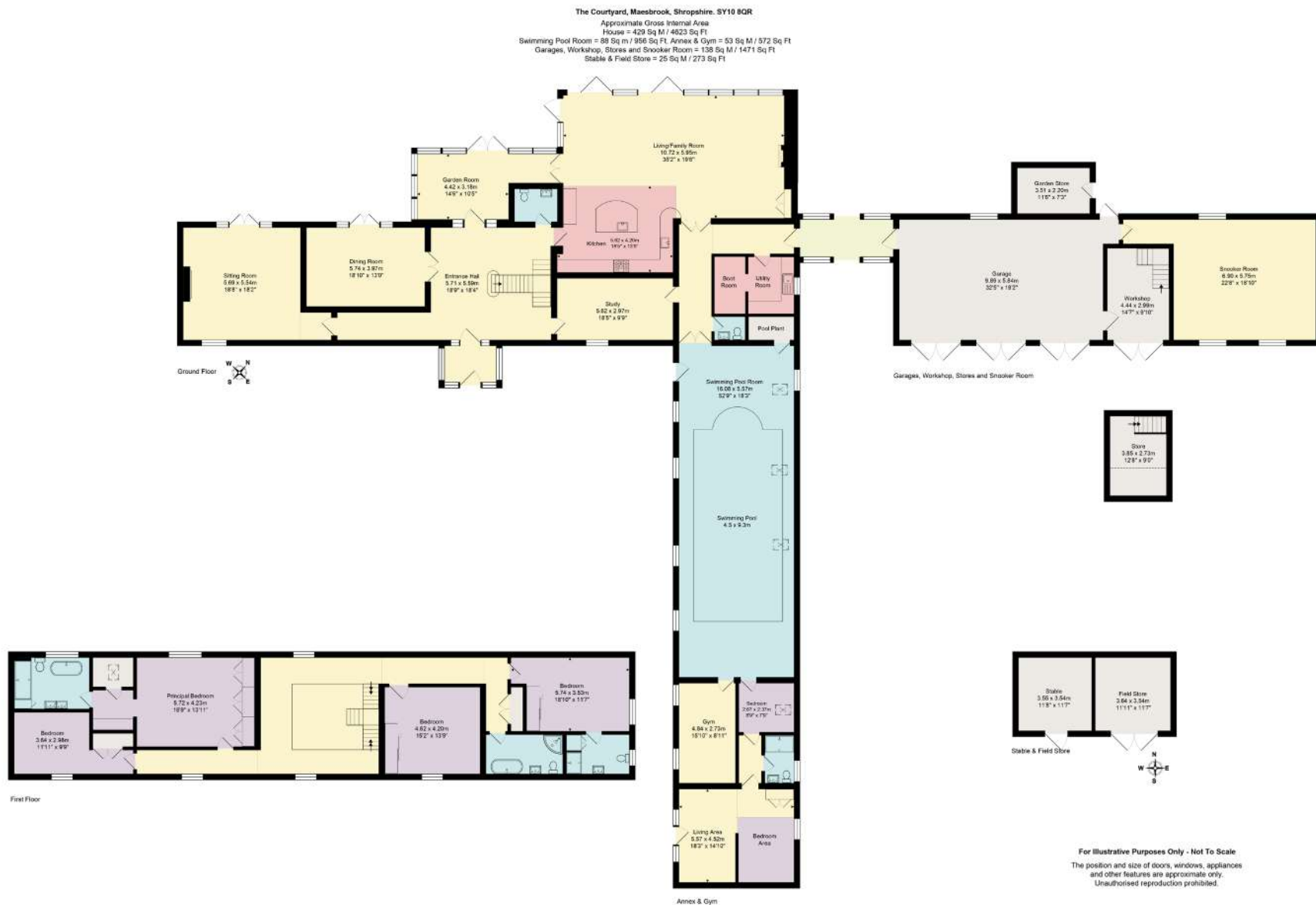
DIRECTIONS (POSTCODE SY10 8QR)

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







This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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