

SAMUEL WOOD

Oaklands, Wistanstow, Craven Arms, SY7 8DG

Offers In The Region Of £450,000



Oaklands, Wistanstow

Craven Arms, SY7 8DG

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- First time available for generations
- Sweeping private driveway and wrought iron gates
- Exceptional ceiling heights and original detailing
- Spacious cellar with conversion potential
- Rare restoration opportunity
- Set within over an acre of established gardens
- Magnificent period features throughout
- Multiple reception rooms
- Generous bedrooms with countryside views
- Desirable village location

Hidden behind wrought iron gates and approached via a sweeping tree-lined driveway, this extraordinary semi detached period residence is being offered to the market for the first time in generations. Set within over an acre of mature gardens, the property represents a once-in-a-lifetime opportunity to acquire and restore a truly remarkable home of immense character, history and potential.

From the moment the house comes into view, its impressive presence and architectural elegance are impossible to ignore. Occupying a secluded position in the highly desirable village of Wistanstow, this substantial family home combines period grandeur with exciting scope for sympathetic modernisation.







A substantial oak front door opens into a breath-taking reception hall where soaring 12-foot ceilings, intricate original cornicing and beautiful Minton tiled flooring immediately demonstrate the home's heritage and craftsmanship.

This grand entrance creates an unforgettable first impression and provides a fitting introduction to a residence that is rich in character at every turn.

The formal dining room offers a wonderful entertaining space, centred around an attractive fireplace and providing direct access to a potential patio area, ideal for summer gatherings and outdoor dining.

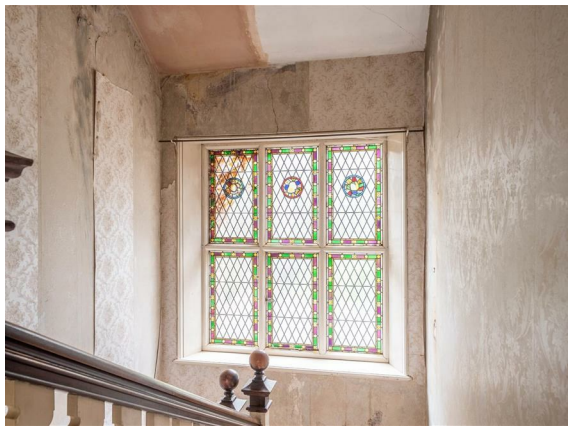
From the inner hall a striking staircase rises to the bedrooms above and to the right is the impressive living room where three elegant sash windows flood the room with natural light. Overlooking the gardens, this exceptional space perfectly showcases the property's scale and grandeur.

The kitchen, added in more recent years, provides the ideal blank canvas for transformation into a stunning contemporary family hub.

A useful rear lobby with built-in storage presents further opportunities and could easily be adapted to create a home office, study or boot room.

Beneath the house lies a fascinating cellar comprising five separate rooms. One benefits from natural light via a garden-facing window, opening up







exciting possibilities for conversion into guest accommodation, a games room, cinema room, wine cellar, gym, hobby space or extensive storage.

The split-level landing is a feature in itself, illuminated by a beautiful stained glass window that casts colourful light across the staircase.

The generously proportioned bedrooms continue the theme of grandeur, with high ceilings and delightful views across the gardens and surrounding countryside.

Particularly noteworthy is the principal bedroom suite, which enjoys access to a Jack and Jill bathroom. A charming picture window perfectly frames views of the iconic Founders Folly, creating the ideal setting for a luxurious roll-top bath and a private sanctuary unlike any other.

The grounds form an exceptional setting for the house, extending to over an acre of mature landscaped gardens.

Towering trees, sweeping lawns and established planting combine to create a wonderfully private environment, offering peace, tranquillity and beauty throughout the seasons.

This is a garden with true potential, whether for family enjoyment, entertaining, horticultural pursuits or simply appreciating the surrounding natural beauty.

Properties of this calibre and provenance rarely come to the market. Combining architectural significance, generous accommodation, extensive grounds and enormous potential, this home offers the opportunity to create an outstanding country residence tailored to modern living while preserving its historic charm.

For those with vision and appreciation for period property, this is far more than a house. It is the chance to become the custodian of a local landmark and create a truly exceptional family home for generations to come.

The property benefits from no onward chain and we expect there to be high interest in the property. Contact the office to secure your viewing of this exceptional home.

Services

Services: We understand that the property has Oil fired central heating, mains electric, mains water and mains drainage. EPC F.

Broadband Speed: Basic 10 Mbps, Superfast 80 Mbps

Flood Risk: Very Low.

Tenure: Freehold
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury,



Shropshire SY2 6ND. Tel 0345 678 9000
Council Tax Band: to be confirmed.

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.

Viewings: Strictly by appointment only, please contact the Craven Arms office on 01588 672728 or email cravenarms@samuelwood.co.uk. For out of hours enquiries please contact Vicki Oldhams on 07396 879139.



Directions

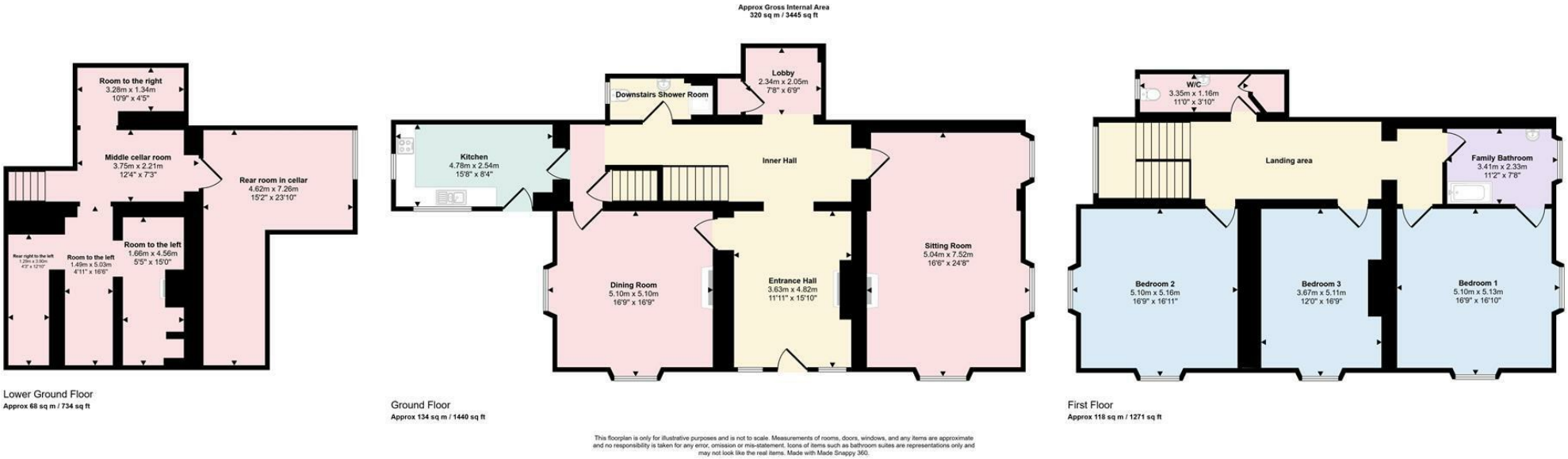
Please use the what3words app to locate the property using reference ///stupidly.withdraws.terribly this will take you to the driveway of the property. A viewing agent will meet you outside the property.







Floor Plans



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.