

# Town & Country

Estate & Letting Agents



## Old Barn , Maesbrook, SY10 8QD

**£995,000**

Town and Country are privileged to bring this exquisite property located in the charming village of Maesbrook to the market.

This stunning detached converted threshing barn boasts 4 reception rooms, spacious kitchen, five bedrooms, and four bathrooms, providing ample space for entertaining guests or simply relaxing and enjoying quality time with your loved ones.

Situated in a picturesque location, this property offers surrounding views and a sense of tranquillity that is rare to find elsewhere. The sweeping driveway adds to the grandeur of the estate, making a striking first impression for any visitors. In

addition to the main house, this property features outbuildings that suit those looking for an equestrian property. The expansive land surrounding the house offers endless possibilities for gardening, outdoor activities, or keeping animals. Combining elegance, space, and a touch of rural charm, this home is the perfect place to find the much sought after idyllic countryside retreat.

### Directions

From Oswestry join the bypass travelling towards Welshpool. Proceed through the village of Pant until reaching Llanymynech. At the crossroads in the village turn left and proceed along leaving the village of Llanymynech. Continue past the equestrian centre (Radfords) and then after a short while turn left signposted Crickheath and Llwynytidmon. The property will be found on the left hand side with the driveway giving access to the property.

### Accommodation Comprises:

This well presented converted threshing barn overlooks its own land providing a fantastic haven for those searching for an equestrian property, it is conveniently located for hacking routes. Sympathetically converted and restored, the property now provides stunning characterful accommodation which complements the contemporary interiors and feels very private.

This Grade II Listed barn conversion offers versatile living space which comprises: Elegant Reception Hall, Cloakroom, Dining Room, Kitchen with Vaulted Ceiling, Breakfast Room, Utility Room, Study, Lounge, Master Bedroom One with Ensuite Bathroom, Master Bedroom Two with Ensuite Shower Room, Gallery Landing, Master Bedroom Three with Ensuite Shower Room, Two Further Bedrooms, Family Bathroom, Paddocks and Grounds extending to approximately 6 acres, Stable Block & Menage.

### Entrance Hall 13'3" x 13'3" (4.04m x 4.06m)



Double wooden doors open onto the bright entrance hall. With high vaulted ceilings, full length glazed window to the rear and glazed side panels, the hall is flooded with plenty of natural light to welcome you into the home. Having tiled flooring, radiator, storage space and oak stairs leading up to the first floor.

### Cloakroom

Comprising W/C, wash hand basin on vanity with mixer tap over, tiled flooring, spotlights, radiator and extractor fan.

### Study/Snug 9'3" x 14'0" (2.82m x 4.28m)



A versatile space for those working from home or to create extra family space for all to the enjoy, having glazed door to the rear, tiled flooring, radiator and spotlights.

### Lounge 19'10" x 14'6" (6.05m x 4.42m)



Homely yet spacious lounge area comprised of a feature log burner on slate hearth, glazed door opening onto the courtyard, two glazed doors to the side and window to the front. Having tiled flooring, wall lights, spotlights and two radiators.

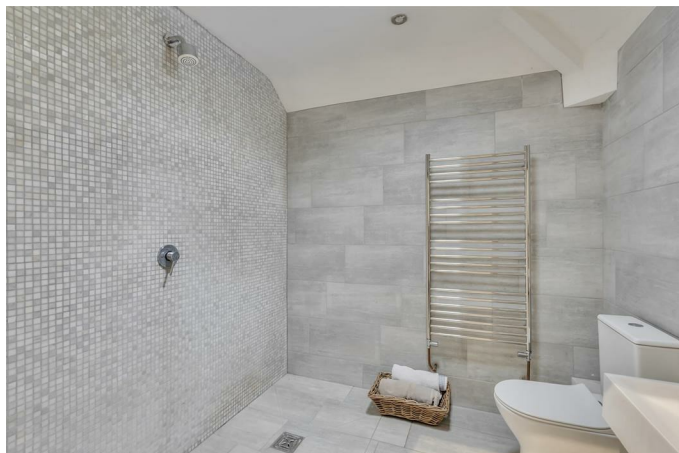
### Ground Floor Bedroom 14'11" x 14'6" (4.55m x 4.42m)



Accessible ground floor bedroom with glazed

windows and a door looking out on to the courtyard, having characterful exposed beams and vaulted ceiling, built in oak units for extra storage, tiled flooring, window to the side and door onto the wet room.

#### **Wet Room 6'9" x 6'11" (2.06m x 2.11m)**



Comprising concealed shower, wash hand basin with mixer tap, W/C, fully tiled, window to the side, extractor fan and heated towel rail.

#### **Ground Floor Bedroom Two 14'11" x 11'3" (4.57m x 3.45m)**

Double bedroom with glazed door to the courtyard, tiled floor, radiator and window to the rear.

#### **Ensuite**



Large ensuite/Wet room with mains shower and two shower heads, wall mounted wash hand basin with mixer tap over, W/C, tiled floor and walls, Velux, spotlights and extractor fan.

#### **Sitting Room 14'0" x 13'2" (4.27m x 4.02m)**

A great space for relaxing with friends and family with tiled flooring, glazed door to the rear, window to the front and radiator.

#### **Kitchen 14'2" x 19'11" (4.32m x 6.09m)**



With double doors to the front, rustic base units with oak worktops and upstands, double Rangemaster stove with a chimney style extractor fan over, one and a half bowl sink with mixer tap, plumbing for dishwasher, space for fridge/freezer and tiled floor. The kitchen opens onto the dining area making it an ideal social space or space for families.

#### **Additional Photo**



#### **Dining Area 18'4" x 9'2" (5.60m x 2.80m)**



A great space which leads off from the kitchen, there is a glazed door and windows to the side and a window to the front letting in plenty of natural light, a vaulted ceiling adds to the feeling of space in this

room. There is a tiled floor, a radiator, wall lighting and a log burner which sits on a on tiled hearth and adds to the characterful feel of this room.

#### **Utility 9'3" x 6'2" (2.83m x 1.88m)**

The useful utility space has a door to the side leading out to the courtyard garden, there is a base unit with an inset Belfast sink, plumbing and space for a washing machine, Worcester oil fired central heating boiler, part tiled walls and a tiled floor.

#### **Galleried Landing**



A stunning space, full length windows with a beautiful brick arches at both the front and the rear let in plenty of natural light, there are two radiators, a Velux window and the landing leads off to the bedrooms.

#### **1st Floor Bedroom One 8'2" x 13'3" (2.50m x 4.05m)**



A good sized double room with a window to the front overlooking the garden, built in wardrobes, a radiator, built in shelving and access to the roof space via a loft hatch.

#### **1st Floor Bedroom Two 13'2" x 9'2" (4.03m x 2.80m)**



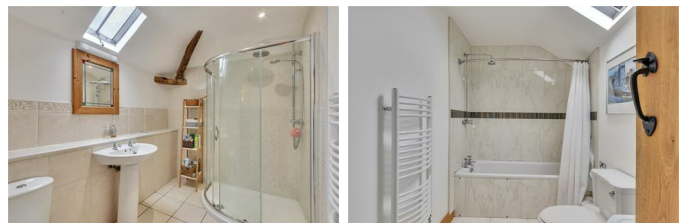
Another double room with a window to the front overlooking the garden, a built in oak wardrobe and a radiator.

#### **1st Floor Bedroom Three 12'9" x 14'5" (3.89m x 4.41m)**



This large double room has a window to the front, window to the side, a radiator, wall lights and a Velux roof window.

#### **Ensuite**



The ensuite benefits from a corner shower cubicle with mains powered shower with two heads, wash hand basin, W/C, heated towel rail, tiled floor, part tiled walls, extractor fan and spotlighting.

#### **Bathroom**

The family bathroom has a panelled bath with mains powered shower over, wash hand basin, W/C, tiled floor, part tiled walls, heated towel rail and an extractor fan.

## Driveway



A sweeping gravelled driveway leads to the property with space for many vehicles. Double gates open onto yard and stable block.

## Gardens



Old Barn has lawns to either side of the driveway which could be further developed to provide various garden spaces to suit the needs of the purchaser. To the side of the property sits a quiet gravelled patio area which is a haven for wildlife & birds and is a real sun-trap. There is also a summerhouse which would make a great space to sit out or even potentially work from home. There is a large gravelled area to the far side of the barn which is currently used as parking and provides space for a number of vehicles. Borders are planted with many native shrubs and plants. A gravelled pathway leads around to the rear to the private enclosed courtyard garden.

## Additional Photo



## Gravelled Patio Area



## Courtyard Garden



The property boasts a lovely tucked away courtyard garden situated at the rear of the property which is planted with a number of plants and shrubs. This area is a lovely private outside sitting area and provides access to the ground floor rooms.

## An Aerial Photograph of Old Barn



## The Equestrian Facilities

A high specification of facilities including:-

Stable Block, with loose boxes and tack room.  
Paddocks and menage.

## Stable Block



Sat on a concrete base with water, lighting and electricity connected. The versatile stable block is currently sectioned into five blocks and is suitable for a number of uses. They can be separated to provide tack rooms, loose boxes and they are conveniently situated to provide access to the paddocks and menage.

## Additional Photograph



## Block One 17'1" x 14'2" (5.23m x 4.32m)

Double doors to the front, plumbing and lighting, door to side, store cupboard, roof light.

## Block Two 29'1" x 13'11" (8.88m x 4.26m)



Door to the rear, two doors to the side, door to the front.

## Block Three 14'3" x 14'0" (4.36m x 4.29m )

Door to the front, door to the rear, door to block 4.

## Block Four 14'1" x 14'4" (4.31m x 4.39m)

Door to the side, door to the rear

## Block Five 14'4" x 14'6" (4.39m x 4.42m)

Door to the rear.

## Timber Store 11'10" x 10'0" (3.62m x 3.07m)

With double doors to the front and a concrete yard area to the rear.

## Enclosed Paddocks



Separated into three enclosures offering approx. 6 acres in total with post and rail fencing to the boundaries with water troughs. Perfect for equestrian use. There is also a grass menage to the rear of the stables.

## Tenure/Council Tax

We understand the property is freehold although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band F.

## Services

The agents have not tested the appliances listed in the particulars.

## **Town and Country Services**

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

## **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 4.00pm

## **To Book a Viewing**

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## **To Make an Offer**

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

## **Money Laundering Regulations**

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

## **Additional Information**

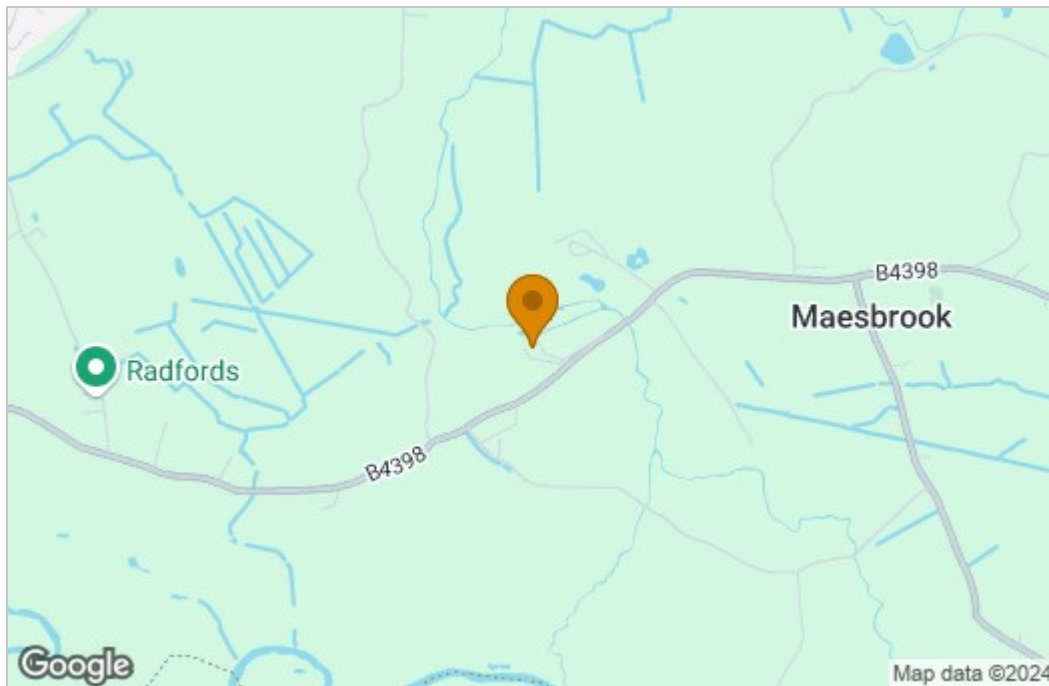
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most

satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Floor Plan

## Area Map



## Energy Efficiency Graph

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