

# Town & Country

Estate & Letting Agents



**Chapel House , Maesbrook, SY10 8QU**

**Offers In The Region Of £528,500**

Town and Country Oswestry offer this beautiful, recently renovated and updated country cottage set on a large plot in the sought after hamlet of Maesbrook. The property has a modern yet character feel to the interior with a beautiful kitchen, boot room, cloakroom, utility, lounge with log burning stove and a separate dining room. To the first floor there are three bedrooms, one with an en suite and a luxurious family bathroom. Externally there is a large outbuilding offering great scope for a number of uses. The grounds offer a great space along with extensive off road gated parking. Maesbrook is a quiet rural location but within easy reach of amenities and good road networks.

## Directions

From our Willow Street office proceed out of town turning right onto Castle Street, then onto Beatrice Street, and onto Gobowen Road. Turn right at the junction and follow the road around back into town. Proceed along Salop Road until reaching the junction with Maesbury Road. Turn right and continue along until reaching the junction with the A483 bypass. Turn right then immediately left towards Maesbury. Proceed along and proceed through the villages of Maesbury and Maesbury Marsh until reaching the T junction. Turn left towards Knockin and proceed along for approximately 500 metres before turning right signposted Llanymynech and Maesbrook. Proceed into Maesbrook where the property will be found on the right hand side. The property can also be found on what three words - Tigers.Greed.Organic.

## Overview



The property has recently undergone a full scheme of renovation and updating to create a beautiful family home. The current owners have been very sympathetic with the updating retaining a lot of the properties original character yet giving the house a real modern homely feel. The fantastic kitchen/ breakfast room is the real heart of this home and a lovely place to entertain having doors opening onto the garden. The cosy lounge with its log burning stove is the perfect spot for a winters night whilst the good sized dining room is a great place to entertain. All rooms on the ground floor have the benefit of underfloor heating. The three bedrooms offer good sized accommodation with a luxury en suite off the main bedroom and separate stunning family bathroom decorated in contemporary tones. Both the en suite and the family bathroom have electric underfloor heating. To the outside the grounds and gardens offer lots of space for families with gated secure parking for a number of vehicles. Another great feature of this property is the large outbuilding offering great scope for further development or for various hobbies or for car enthusiasts.

## Location

Maesbrook is a pretty hamlet with a vibrant

community and local village public house. Enjoying a rural peaceful location yet still within easy reach of good road networks linking it to Oswestry, Welshpool and Shrewsbury. The property is on the edge of the hamlet with fantastic rural walks and countryside right on the doorstep.

## Accommodation Comprises

### Boot Room



The boot room is at the rear of the property and has a part glazed door to the rear, a window to the rear, oak flooring, part panelled walls with coat hooks, built in fuse box cupboard and doors leading to the kitchen, cloakroom and the utility.

### Kitchen/ Breakfast Room 18'1" x 12'11" (5.53m x 3.95m)



The beautifully appointed kitchen/ breakfast room is the real heart of this home being recently fitted with a modern range of base and wall units in grey shaker style with contrasting oak block work surfaces over. There are a good range of units including large pan drawers with soft close, AEG induction hob, integrated extractor fan, part tiled walls, island unit with storage and wine racking with oak block work surface over, integrated fridge/

freezer, one and a half bowl sink with a mixer tap over, integrated wine fridge and an integrated dishwasher. There is a velux window and vaulted ceiling, a window to the front letting in lots of light along with bi fold doors to the side opening onto the garden. A door leads through to the lounge.

#### Additional Photo



#### Additional Photo



#### Additional Photo



#### Lounge 15'7" x 12'5" (4.76m x 3.80m)



The cosy yet good sized lounge has oak flooring, a coved ceiling, inset focal log burning stove with a slate hearth and an oak beam over, wall lighting, underfloor heating and a window to the front. A door leads through to the front hallway.

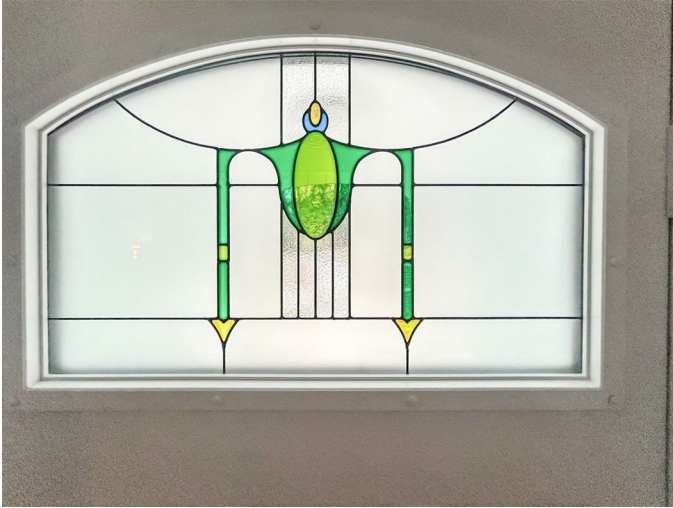
#### Additional Photo



#### Log Burning Stove



## Hallway



The front hallway has a part glazed door to the front with decorative stained glass, stairs leading to the first floor and doors into the lounge and the dining room.

## Dining Room 15'4" x 11'11" (4.69m x 3.64m)



The spacious, bright dining room is a perfect place to entertain having a window to the front, oak flooring and a focal cast iron fireplace with a tiled hearth. A door leads through to the utility room.

## Additional Photo



## Utility 10'1" x 7'10" (3.08m x 2.41m)



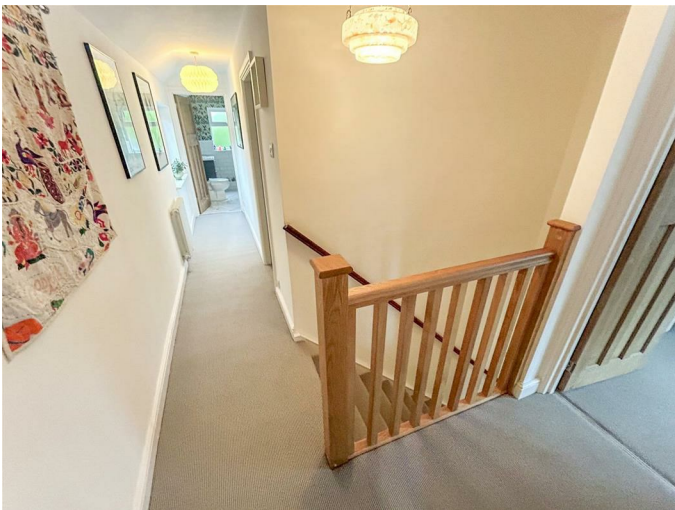
The utility has a window to the rear, fitted industrial large sink with a mixer tap and shower head (ideal for dog grooming), plumbing for a washing machine, space for a fridge, tiled flooring, oak work surfaces, part tiled walls and a door leading to the under stairs cupboard.

### Cloakroom & Boiler Room



The cloakroom is decorated in a contemporary finish with vibrant colours. There is a window to the rear, wash hand basin on a vanity unit with a mixer tap over, low level w.c. ,tiled flooring and part tiled walls. There is also a boiler room located next to the cloakroom with fitted shelving and a Worcester boiler.

### First Floor Landing



The first floor landing has an oak balustrade and hand rail, a window to the rear and a school style radiator. Stripped doors lead to the bedrooms and the bathroom.

### Bedroom Two 11'11" x 7'10" (3.65m x 2.41m)



The second double bedroom has a window to the front, school style radiator and a built in wardrobe with shelving and hanging rails.

### Bedroom Three 9'1" x 7'3" (2.78m x 2.22m)



The third bedroom has a window to the rear and a school style radiator.

### Bedroom One 12'5" x 12'2" (3.81m x 3.73m)



The first double bedroom offers lots of space and

has a window to the front, school style radiator and a door leading to the en suite.

### En suite 8'4" x 5'8" (2.56m x 1.73m)



The well appointed en suite has a window to the front, heated towel rail, wash hand basin on a vintage stand, low level w.c. ,shaver point, double walk in shower with a mains rainfall shower head, part tiled walls and tiled flooring plus electric underfloor heating.

### Family Bathroom



The luxurious family bathroom is beautifully decorated and has a window to the side, shaped bath, wash hand basin on a modern vanity unit with a mixer tap over, low level w.c., corner shower cubicle with a mains shower and two shower heads, tiled flooring with electric under floor heating, part tiled walls and a heated towel rail.

### To The Outside



### Front Gardens



To the front of the property there is a low brick wall with a wicker fence along the boundary with a cast iron gate and quarry tiled path leading to the front door. There are lawns either side and gate leading to the side gardens.

### Porch



The porch has lighting and a pitched roof leading to the property.

## Driveway and Parking



To the rear of the property the driveway is accessed from the lane through two five bar farm gates that give access to the parking and driveway. There is parking and turning space for a number of vehicles with access to the outbuilding and the house.

## Additional Photo



## Outbuilding 53'6" x 25'6" (16.31m x 7.79m)



The detached outbuilding is a fantastic space with lots of potential. There is a double sliding door and separate garage door providing good access for vehicles and storage. There are windows running along the rear and a personal door to the side. The building has a water outlet and offers great potential for the creation of an annexe and further accommodation (Subject to planning). The space

also offers the opportunity for a large workshop for car repairs or a space for hobbies/ home gym etc. \*Architect plans exist for the building to convert into a 2 -bed annexe with artists studio and workshop/garage - this still requires planning permission.

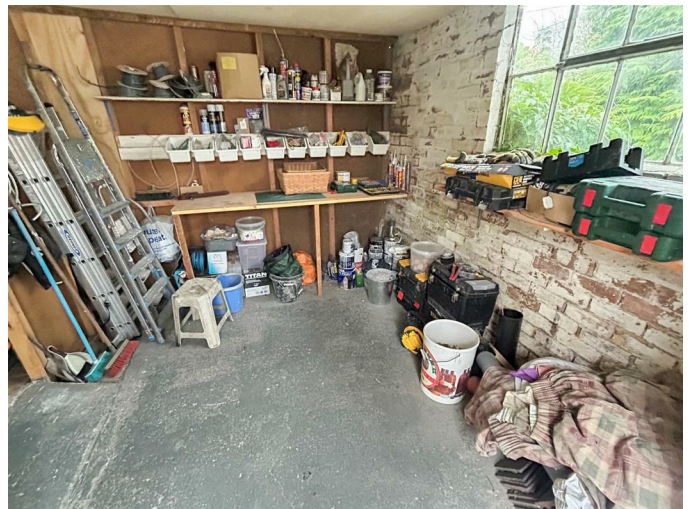
## Additional Photo



## Internal Photos



## Additional Photo



### Additional Photo



### Additional Photo



### Gardens



The extensive gardens are mainly laid to lawn with mature trees, bushes and fruit trees. There is a greenhouse and purpose built raised flower/vegetable beds ideal for those wanting to grow their own produce. The boundaries are all fenced making the garden ideal for pets and children.

### Additional Photo



### Additional Photo



### Additional Photo





## Patio



The large patio runs across the rear of the property and is an ideal place for entertaining and al fresco dining with outside tap.

## Additional Photo



## Side Gardens



There are further gardens behind the outbuilding with lawned and shrubbed areas. There is also a patio that can be accessed from the kitchen making a private area to sit and have breakfast. There is also a weatherproof external power socket.

## Additional Photo



## 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, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

## 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.

## To Book a Viewing

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

## 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 D.

### **Services**

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

### **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.

### **Hours Of Business**

Our office is open:

Monday to Friday: 9.00am to 5.30pm

Saturday: 9.00am to 2.00pm

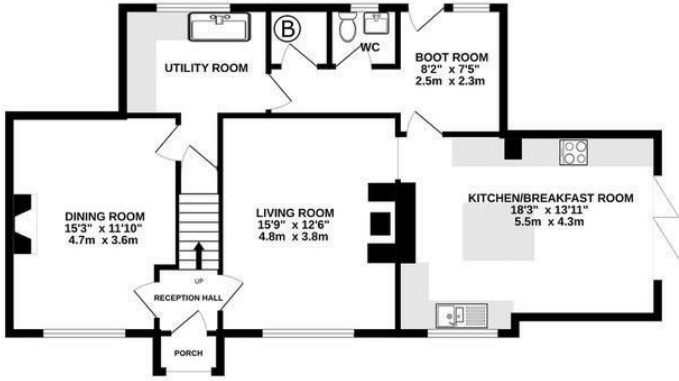
### **Additional Information**

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.

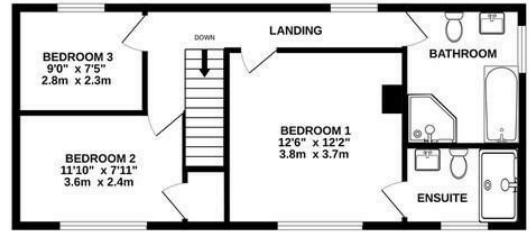
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

GROUND FLOOR  
857 sq.ft. (79.6 sq.m.) approx.



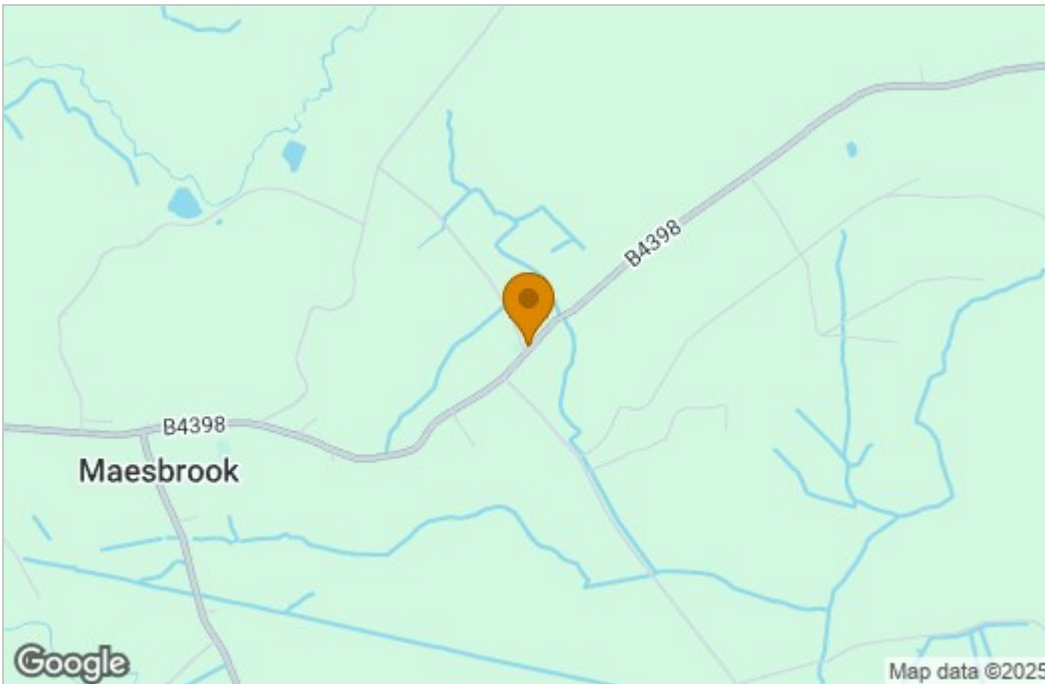
1ST FLOOR  
537 sq.ft. (49.8 sq.m.) approx.



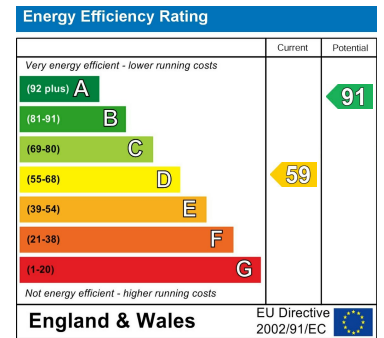
TOTAL FLOOR AREA: 1393 sq.ft. (129.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

# Area Map



# Energy Efficiency Graph



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 must 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.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA

Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk