

Town & Country

Estate & Letting Agents



Weston House Queens Road, Oswestry, SY11 2HY

Offers In The Region Of £595,000

Along the sought-after Queens Road in Oswestry, this magnificent detached residence, dating back to 1882, offers a rare opportunity to acquire a home rich in period charm, character, and timeless elegance. Extending to an impressive 2,271 sq ft, this substantial property beautifully combines original architectural features with versatile modern-day living, creating an exceptional family home.

The accommodation is both spacious and thoughtfully arranged, featuring elegant reception rooms, each offering a unique ambience and flooded with natural light. These beautifully proportioned living spaces provide the perfect setting for both relaxed family living and sophisticated entertaining.

The property boasts generously sized bedrooms, offering superb flexibility for family accommodation, guest suites, or home working requirements. Two well-appointed bathrooms serve the accommodation with convenience and style, while the overall layout provides a wonderful balance of practicality, privacy, and comfort.

Set within a desirable and historic location, this impressive home represents a rare blend of Victorian heritage and contemporary lifestyle. With its wealth of character, substantial living space, and prime position within the vibrant market town of Oswestry, this exceptional residence offers a unique opportunity to own a distinguished piece of local history. An outstanding home for those seeking space, elegance, and individuality, this remarkable property is sure to captivate discerning buyers.

Directions



From our Willow Street office proceed out of town before turning left onto Welsh Walls. Follow the road round and take a left turn at the junction onto Upper Brook Street. At the traffic lights go straight ahead and continue along Victoria Road until reaching Queens Road on the right hand side. Weston House can be seen on the right hand side.

Accommodation Comprises;



Porch

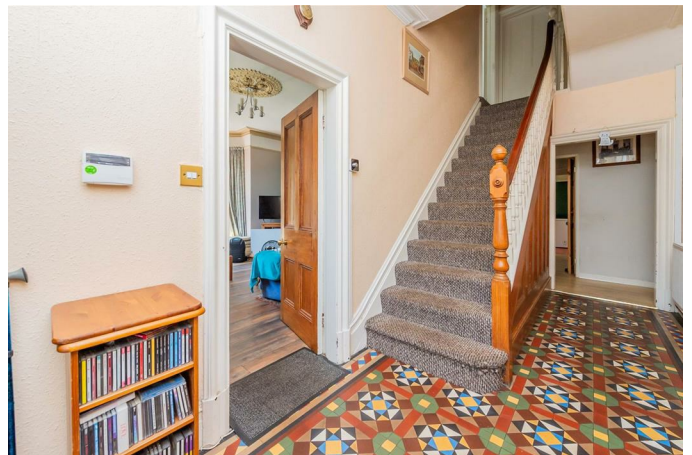
Accessed via elegant double doors to the front of the property, the impressive entrance porch features an attractive decorative tiled floor and an ornate entrance door with matching glazed side panels, creating a striking first impression before leading into the welcoming reception hall.

Hallway



A beautifully presented entrance hall featuring a decorative tiled floor, original coved high ceilings, and a staircase rising to the first floor. The space is complemented by a radiator and retains a wealth of character, creating an elegant and welcoming introduction to the home.

Hallway Additional Photo



Lounge 18'3" x 14'0" (5.58m x 4.28m)



A characterful reception room featuring a sash-style window to the front and French doors with matching side panels to the side, allowing natural light to flow throughout the space. The room retains a wealth of period charm with original coved ceilings, a

traditional picture rail, and beautiful wood flooring. A feature open fireplace with a wooden surround provides a stunning focal point, complemented by two radiators for added comfort.

Lounge Additional Photo



Inner Hallway

An inviting inner hallway providing access to the cellar, snug, kitchen, and utility room. Stairs lead down to the cellar, adding valuable additional storage space, while the layout offers a practical and well-connected flow between the principal living areas.

Breakfast Room 11'4" x 13'9" (3.47m x 4.21m)



A charming room featuring a side-facing window allowing natural light to fill the space, complemented by elegant wooden flooring and a tiled fireplace with an inset gas fire creating an attractive focal point. The room benefits from a built-in alcove cupboard, radiator, and traditional picture rail, combining period character with modern comfort.

Kitchen 10'1" x 13'8" (3.09m x 4.18m)



The kitchen features a rear-facing window providing natural light and a range of fitted base and wall units complemented by practical work surfaces. The room incorporates a 1 1/2 bowl sink with mixer tap, plumbing for a dishwasher, space for a cooker with chimney-style extractor fan above, and part-tiled walls. A tiled floor completes this functional and stylish kitchen space.

Kitchen Additional Photo



Kitchen Additional Photo



Cellar 12'8" x 11'10" (3.88m x 3.62m)

Utility Room 12'10" x 7'6" (3.92m x 2.31m)



A spacious and well-appointed utility room featuring windows to the rear and side, creating a bright and airy workspace. The room is fitted with a range of base and wall units, incorporating a stainless steel sink and drainer, with plumbing provided for appliances. Finished with attractive wood flooring and a radiator, the room also benefits from a part-glazed door leading through to the boot room.

Boot Room 21'9" x 7'4" (6.65m x 2.24m)



A practical and well-appointed boot room featuring a traditional quarry tiled floor, windows to the rear and side doors providing convenient access to both sides of the property. The room also houses the Ideal gas-fired boiler, offering a useful and functional space with excellent access and versatility.

Sitting Room 13'5" x 18'3" (4.09m x 5.58m)



A charming and characterful reception room featuring an impressive stone fireplace with open fire, creating a wonderful focal point. Elegant French bay windows to the front allow natural light to flood the room, while original detailing including a picture rail and coved ceiling adds timeless period appeal. A radiator completes this inviting and beautifully presented living space.

Sitting Room Additional Photo



Landing



A stylish spindle balustrade staircase rising to the first-floor landing. The space retains original character with an elegant coved ceiling and benefits

from a radiator, creating a warm and inviting entrance to the home.

Bedroom One 13'10" x 15'0" (4.23m x 4.58m)



A charming dual-aspect reception room featuring windows to the front and side, allowing natural light to flow throughout the space. The room showcases characterful stripped wooden floorboards and an attractive cast iron fireplace with a traditional wooden surround, creating a warm and elegant focal point.

Bedroom One Additional Photo



Bedroom Two Additional Photo



Bedroom Two 15'2" x 13'5" (4.63m x 4.10m)



A charming and characterful bedroom featuring two front-facing windows, allowing an abundance of natural light to fill the room. The space retains a wealth of period appeal with a decorative cast iron fireplace and elegant coved ceiling, complemented by a radiator for added comfort.

Bedroom Three 13'1" x 13'10" (4.01m x 4.22m)



A charming bedroom featuring a side-facing window allowing natural light into the space, complemented by a traditional cast iron fireplace creating an attractive focal point. A radiator provides comfort, enhancing this characterful and inviting room.

Bedroom Three Additional Photo



Bedroom Four 10'1" x 13'5" (3.09m x 4.11m)



A well-proportioned bedroom featuring a rear-facing window allowing natural light to enhance the space. The room benefits from a built-in storage cupboard and radiator, providing both practicality and comfort.

Bedroom Five 6'10" x 7'1" (2.10m x 2.18m)



A bright and characterful reception room featuring windows to the front and side, allowing natural light to fill the space. Further enhanced by beautifully preserved stripped wooden floorboards, this inviting room offers a wealth of traditional charm and timeless appeal.

Bathroom 7'5" x 10'8" (2.27m x 3.27m)



A well-appointed family bathroom featuring a

rear-facing window providing natural light. The suite comprises a panelled bath with central mixer tap, a contemporary vanity unit with wash hand basin and mixer tap over, a corner shower enclosure with Mira electric shower, and a low-level WC. Finished with fully tiled walls, vinyl flooring, recessed ceiling spotlights, and a heated towel rail, this well-designed bathroom offers both comfort and modern practicality.

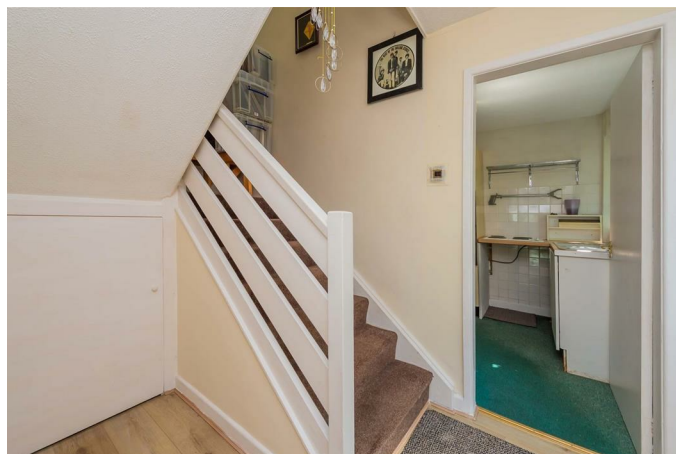
Bathroom Additional Photo



Three Bedroom Annexe



Hall



Accessed via a part-glazed door with matching side panel to the side, this welcoming entrance hall features attractive wood flooring, a staircase rising

to the first-floor landing, and a useful understairs storage cupboard. A radiator provides comfort, creating a practical yet elegant introduction to the home.

Lounge 10'8" x 11'9" (3.26m x 3.59m)



A charming reception room featuring a side-facing window allowing natural light into the space, complemented by a traditional part-tiled fireplace with an inset gas fire creating an attractive focal point. A radiator provides additional comfort, enhancing this inviting living area.

Kitchen 11'7" x 7'1" (3.53m x 2.16m)



A well-appointed kitchen featuring a side-facing window allowing natural light to enhance the space. The room is fitted with a range of base and wall units incorporating a stainless steel sink and drainer, eye-level Belling double oven, electric hob, and space for additional appliances. Further benefits include a radiator and a useful store cupboard, providing excellent practical storage.

Kitchen Additional Photo



First Floor Landing

Featuring a side-facing window allowing natural light to flow into the space, complemented by a radiator for added comfort.

Bedroom One 10'9" x 11'9" (3.29m x 3.6m)



A bright and inviting room featuring a side-facing window, allowing natural light to enhance the space, together with a radiator.

Additional Photo



Bedroom Two 11'8" x 11'0" (3.57m x 3.36m)



With a side-facing window, allowing natural light to fill the space, complemented by a radiator.

Bedroom Three 12'5" x 11'8" (3.79m x 3.56m)



A bright space featuring windows to the front and side, allowing an abundance of natural light to enter. Finished with attractive wood flooring, the area also provides access via stairs leading down to the garage.

Bathroom 6'11" x 8'2" (2.13m x 2.51m)



A well-appointed bathroom featuring a side-facing window providing natural light. The suite comprises a panelled bath with mixer tap and shower attachment, a wash hand basin with mixer tap, and

a low-level WC. The room is finished with attractive wood flooring and a radiator, with a useful airing cupboard housing the Worcester gas boiler.

Garage 24'1" x 12'2" (7.36m x 3.71m)

A spacious garage/workshop accessed via double doors to the front, with two side windows providing excellent natural light and a part-glazed door opening to the rear. The space benefits from a useful inspection pit and a WC, offering excellent versatility for storage, hobbies, or practical use.

Externally

The property is approached via a gravelled driveway and pathway leading to the front entrance, with attractive hedge boundaries providing privacy and character. The gardens feature well-maintained lawned areas complemented by established shrubs and planting, creating a beautifully landscaped setting.

A pathway leads from the main house to the annexe, with further outdoor amenities including a greenhouse, log store, garden shed, and a productive vegetable garden, offering a wonderful blend of ornamental and practical outdoor space.

Side Lawn



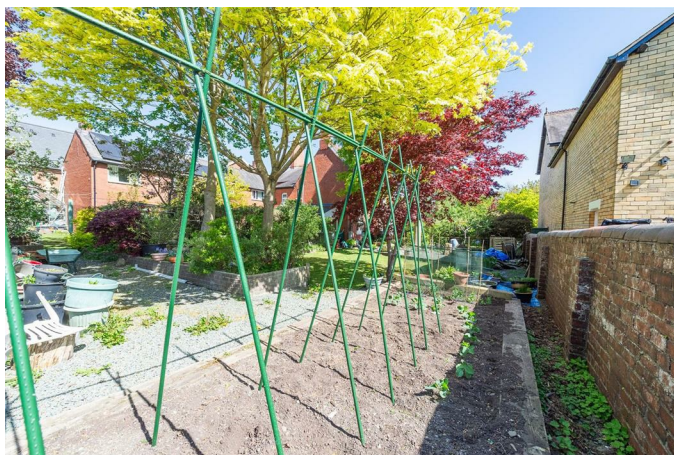
The Rear Garden



The Front Garden



Additional Photograph



Driveway & Parking



Additional Photograph



Additional Photograph



Additional Photograph



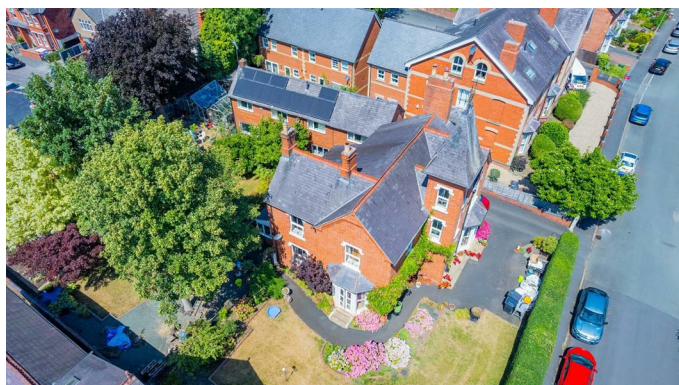
Additional Photograph



An Aerial Photograph



Additional Photo



Services to the Property

The property has the benefit of 14 solar panels with accompanying battery system supplying the electricity to the main house. The annexe is serviced by mains powered electricity. Both properties are connected to the mains drainage. The properties both have the benefit of gas fired central heating.

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.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.00pm

Saturday: 9.00am to 2.00pm

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 Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Services

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

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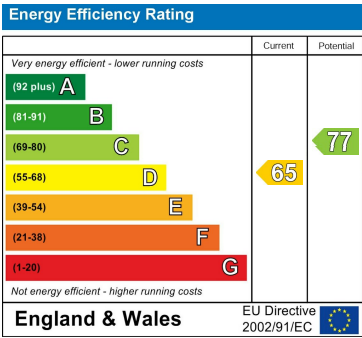
Floor Plan



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.

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