





The Old Post House Maesbrook, SY10 8QG
Offers In The Region Of £400,000

The Old Post House. A spacious, mature property, offering extensive accommodation and retaining many of the original features, set in private and secluded good sized gardens in the popular village of Maesbrook. The accommodation briefly comprises; entrance porch, open plan living/dining room, lounge, family room/study, kitchen/breakfast room, rear porch. There are four bedrooms together with family bathroom upstairs. The property has extensive parking to the front with further parking area and stone and timber constructed garage to the rear with adjoining workshop. Being offered for sale with NO ONWARD CHAIN.





Floor Plan
(not to scale - for identification purposes only)



ENTRANCE HALL

5'4 x 2'8 (1.63m x 0.81m)

Outbuilt porch with uPVC door to the front, tiled flooring, light and door into;

LIVING / DINING ROOM

22'10 x 12'9 (6.96m x 3.89m)

The living area boasts character features with beams to the walls and ceilings, uPVC window to the front, wood flooring, wall lights, radiator, and raised hearth with open chimney breast.

Archway opening into the dining area with Quarry tiled flooring, window to the front, beams to walls and ceiling, radiator and a beautiful fireplace with brick built hearth and beam over.

RECEPTION ROOM

10'3 x 14'9 (3.12m x 4.50m)

The former post office. With uPVC bay window to the front, exposed stone wall and exposed beam to other wall, ceiling light, radiator, newly fitted carpet and built in storage. Step down into;

RECEPTION ROOM

10'6 x 13'1 (3.20m x 3.99m)

The former store room for the post office. Newly fitted carpet, uPVC window to the side over looking the garden, beams to walls and ceiling, ceiling light and radiator.

KITCHEN/DINER

18'6 x 10'5 (5.64m x 3.18m)

A modern fitted kitchen with farm house style units with wood effect work tops over, inset sink with mixer tap and drainer, void for oven with extractor hood over, and void for appliances. Part tiled walls, beamed ceilings, uPVC window to the side and ceiling light.

The dining area has wood flooring, feature fireplace, uPVC double doors opening onto the rear patio area, built in storage cupboard, ceiling light and radiator. Door into;

REAR PORCH

3'8 x 6'11 (1.12m x 2.11m)

UPVC windows to the side and uPVC rear door. Ceiling light and plumbing for washing machine.

FIRST FLOOR**BEDROOM ONE**

12'7 x 12'7 (3.84m x 3.84m)

Double room with uPVC window to the front with beautiful countryside views, feature timber wall, ceiling light and radiator.

BEDROOM TWO

10'7 x 12'8 (3.23m x 3.86m)

Double room with features fireplace, uPVC window to the front, ceiling light and radiator.

BEDROOM THREE

12'5 x 9'2 (3.78m x 2.79m)

Double room with uPVC window to the front with beautiful countryside views, feature timber wall, ceiling light and radiator.

BEDROOM FOUR

7'1 x 10'7 (2.16m x 3.23m)

Part vaulted ceiling, built in storage cupboard, uPVC window to the rear, ceiling light and radiator.

BATHROOM

9'11 x 7'6 (3.02m x 2.29m)

White suite comprising panelled bath with shower over, low level WC and wash hand basin. Part tiled walls, uPVC window to the side, heated towel rail and built in cupboard.

EXTERNAL**WORK SHOP**

12'9 x 13'1 (3.89m x 3.99m)

With uPVC door and window to the front, power and lighting.

GARAGE

19'7 x 9'11 (5.97m x 3.02m)

With double wooden doors onto the rear (accessed from down the lane), opening into the work shop. Stone and timber structure.

FRONT

To the front of the property there is a parking area to the side to provide parking for several vehicles.

REAR

The rear gardens are a beautiful feature mainly laid to lawn with a patio area and raised decking ideal for entertaining and al fresco dining. There is a gravelled area with further seating area, pond and variety of flowers, trees and shrubs. There is fence to boundaries with a side gate leading to a further parking area giving separate access from the lane.

There is a external stone store and oil fired boiler.

Agent Note

TENURE

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, and water are connected. With oil fired central heating and septic tank. We understand the Broadband Download Speed is: Basic 6 Mbps & Superfast 67 Mbps. Mobile Service: Good Outdoor. We understand the Flood risk is: Very Low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is D We would recommend this is confirmed during pre-contact enquires.

SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.



Local Authority: Shropshire

Council Tax Band: D

EPC Rating: E

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU

oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.