



The Wharfingers House

Maesbury Marsh, Oswestry, Shropshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An elegantly restored Regency village property with three bedrooms and fine period details

The Wharfingers House is an elegant and light Grade II listed Regency property that has been lovingly restored with care and flair



2 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



PARKING



GARDEN



FREEHOLD



VILLAGE



2,558 SQ FT



**GUIDE PRICE
£425,000**



The property

The Wharfingers is a majestic and beautifully proportioned home that has been carefully and stylishly restored over the last fifteen years. Reputedly designed and built in 1830 as the Wharfingers house for the local canal, the property was divided into two in later years.

The Wharfingers House is a fine example of Regency architecture. Period features and architectural details provide immense interest and character both internally and externally. Internally these details include hand turned staircase, panelled doors, window reveals, deep carved skirting boards and architraves, Coalbrookdale fireplaces, feature plasterwork cornicing and original wooden floors. Externally the hidden gutters, sash windows and wide panelled doors are of significant note, the Welsh slate roof, decorative painted window tax windows and three sided central two storey bay create an impressive and charming Regency exterior.

The wide front door opens to the formal reception hall where the staircase rises upwards. The dining

and drawing room all enjoy excellent proportions and offer flexible accommodation for both entertaining and family living. The heart of this special home is the breakfast kitchen with beautiful, handcrafted cabinetry under contrasting wooden worktops. A clever use of a peninsular run of cupboards and wooden floor and tiles divide the area into two.

The useful cellars and cloakroom with WC complete the ground and lower ground floors. To the half landing is a tall arched window. On the first floor are three large double bedrooms, one with dressing room. These are complemented by a shower room and bathroom that have both been refitted with traditional sanitaryware.



Outside

Externally, The Wharfingers is set within a walled horticultural oasis of gardens to the front of the property.

Mature specimen shrubs and herbaceous planting are complemented by well stocked floral borders and lawn areas and paved alfresco dining areas. There are raised beds and two useful garden sheds. Gates lead to the tarmac parking area.



Location

Maesbury is a village located outside the market town of Oswestry benefiting from a vast range of shopping, leisure and recreational facilities, along with easy access to the Welsh hills. The larger village of Knockin and Kinnerley provide good day to day amenities.



Distances

- Oswestry 4 miles
- Welshpool 15 miles
- Shrewsbury 16 miles
- Wrexham 18 miles
- Telford 30 miles

Nearby Stations

- Gobowen
- Shrewsbury

Key Locations

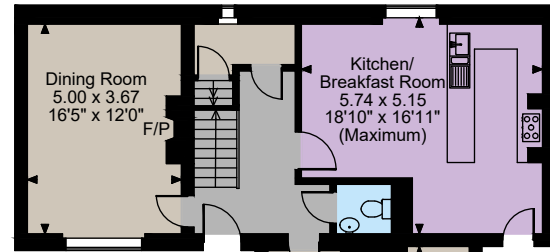
- Oswestry Leisure centre
- Cae Glas Park
- River Severn
- Theatre Severn
- National Trust-Chirk Castle
- British Iron Works Centre

Nearby Schools

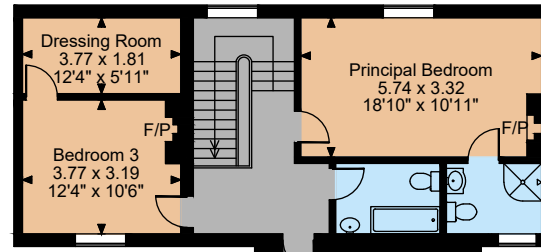
- Bryn Offa CofE
- Kinnerley Primary School

- The Marches
- Oswestry School
- Ellesmere College
- Moreton Hall
- Packwood Haugh Preparatory School
- Shrewsbury School
- Prestfelde Preparatory School
- Shrewsbury High School for Girls
- Adcote School for Girls

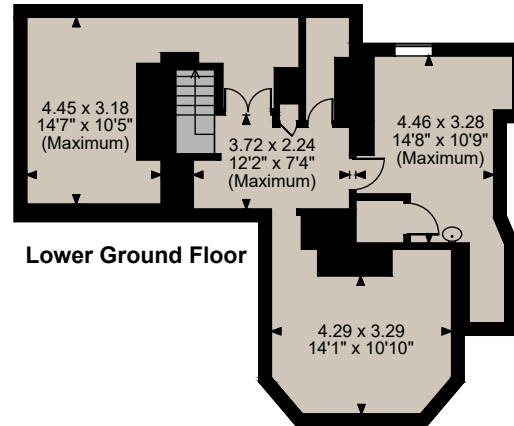




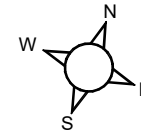
Ground Floor



First Floor



Lower Ground Floor



The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 2,558 sq ft (238 sq m)
 For identification purposes only.

Directions

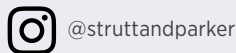
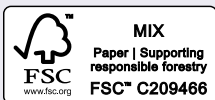
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General

Local Authority: Shropshire Council
Services: Mains electric, water and drainage. Oil fired central heating.
Council Tax: Band D
EPC Rating: E
Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.
Heritage: Grade II listed List entry number 1177300
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

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