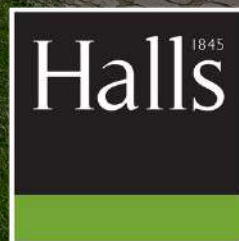




OAKWOOD GRANGE

NORTHWOOD | SHREWSBURY | SY4 5NP





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Wem 4 miles | Ellesmere 6 miles | Whitchurch 9 miles | Shrewsbury 14 miles | Wem Station to Crewe Station 27 minutes
(all mileages are approximate)

AN IMPRESSIVE DETACHED BARN IN BEAUTIFUL NORTH SHROPSHIRE
COUNTRYSIDE, A RANGE OF OUTBUILDINGS AND LAND TO
APPROXIMATELY 1.5 ACRES

Detached Jacobean Barn
Land to Approximately 1.5 Acres
No Upward Chain
Large Landscaped Gardens
Desirable Semi-Rural Location



Whitchurch Office

8 Watergate Street, Whitchurch,
Shropshire, SY13 1DW

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Oakwood Grange is an impressive property situated in the village of Northwood, near Shrewsbury. This exquisite Jacobean barn conversion offers a blend of historical elegance and modern comfort. The accommodation spans an impressive 2,026 square feet (approx.) and boasts three spacious reception rooms as well as four well-appointed bedrooms.

The property is set within a generous plot, providing ample parking for many vehicles. The surrounding countryside offers picturesque views and a tranquil setting, while still being within easy reach of local amenities and the vibrant town of Shrewsbury. This is a unique opportunity to purchase a contemporary home rich in original features, all in a beautiful location.

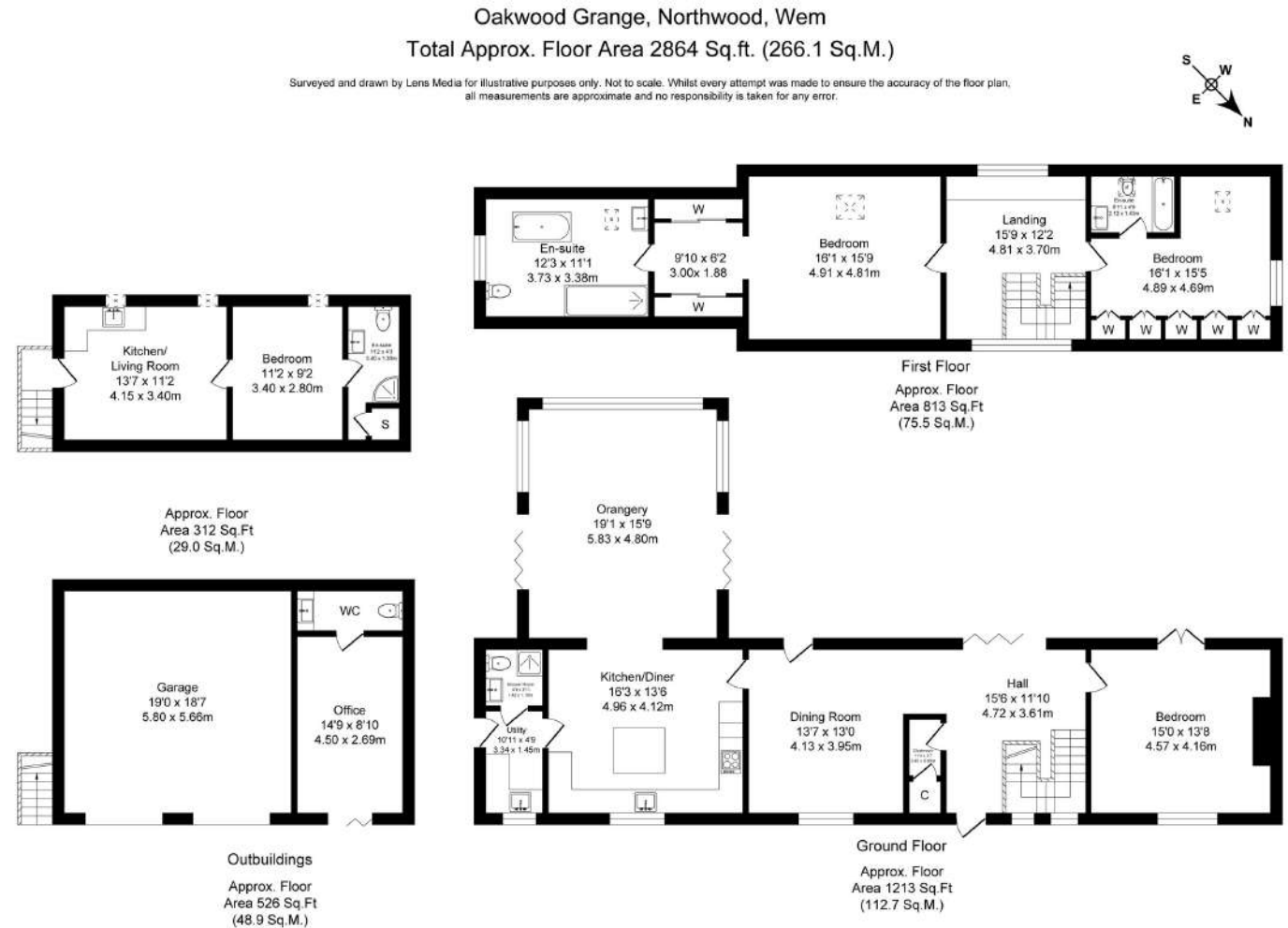
SITUATION

Oakwood Grange is situated in a semi-rural location in the heart of totally unspoilt countryside, accessed from a private lane which services three properties.

Whilst enjoying this super semi-rural setting, it is still conveniently located with regard to the nearby North Shropshire towns of Wem (4 miles) and Ellesmere (6 miles), both of which have an excellent range of local shopping, recreational and educational facilities. The county town of Shrewsbury (14 miles) is easily accessible by car and offers a more comprehensive range of amenities of all kinds.

PROPERTY

The property is presented to an exceptional standard and the owners have recently added a wonderful and spacious oak framed orangery. The property has a wonderful history dating back to Jacobean times and has a wealth of exposed timbers throughout. The four bedroom property offers versatile accommodation and is well suited for those downsizing but still wanting space, gardens and further accommodation for families or even holiday lets.



The property has a spacious reception hall and a wonderful galleried landing. There is a very high specification kitchen with quartz work surfaces. There are four luxury bathroom suites and the property has underfloor heating to the ground floor and first floor bathrooms and centralised sound system throughout the home.

To the rear is a detached garage which comprises an office with kitchenette and W.C, double garage and to the first floor is a beautifully finished self-contained apartment known as "The Loft" with lounge/kitchen, double bedroom and en-suite shower room.



GARDENS AND Paddock

The property is accessed off the lane through a set of electric remote controlled gates to a large gravelled drive that sweeps down the side of the house to the rear where there is further parking and the detached garage block.

There are landscaped gardens to the front with lawns, flower borders and a number of specimen trees to the boundary. To the front of the property is a paved seating area. Immediately to the rear of the property is a large paved terrace with gazebo and externally situated log burner. The rear gardens are laid to lawn and sweep down past the garage block. There is a further seating area behind the garage which overlooks the wildlife pool, kitchen gardens and views across the countryside.

There is a timber framed workshop with power and lighting and adjacent covered area ideal for storage. There is a large kitchen garden with a number of raised corrugated beds and a greenhouse with fitted irrigation system.

Below this is a large chicken coop and shed, lawned area ideal for an orchard and then there is a fence and gate leading to the paddock which is ideal for a pony or other livestock.

SCHOOLING

Within a short drive are a number of highly rated state and private schools including Whitchurch College, Shrewsbury School, Shrewsbury High School, The Priory, Moreton Hall, Prestfelde Prep, Packwood Haugh, and Adcote School for Girls.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water and electric, high speed Fibre optic to the house. Drainage is provided to a private system.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – G

DIRECTIONS

What3Words ///noses.structure.doormat

Leave Whitchurch via Scotland Street in the direction of Oswestry, continuing over the roundabout on the edge of town onto the A495; after around 1.2 miles a right-hand turn (signposted Perth) leads onto a country lane. Follow the country lane for around 0.5 miles and the property will be located on your left, identified by a Halls “For Sale” board.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or these sale particulars or these

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or

IMPORTANT NOTICE

1. 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.
2. 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.
3. 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 the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description 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.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



