



THE WHARFINGERS

MAESBURY MARSH | OSWESTRY | SY10 8JB





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Oswestry 3.3 miles | Wrexham 19 miles | Shrewsbury 15 miles | Chester 30 miles
(all mileages are approximate)

AN IMPRESSIVE GRADE II LISTED FAMILY HOME

Elegant Grade II listed Georgian home.
Retains fine period features and craftsmanship.
Bespoke handcrafted breakfast kitchen.
Offered with Private Parking area.
Delightful Rural Location.



Oswestry Office

20 Church Street, Oswestry, Shropshire,
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Viewing is strictly by appointment with the selling agents

SITUATION

Maesbury Marsh is a highly regarded hamlet located approximately 3 miles from Oswestry, renowned for its canal-side setting and rural yet accessible position. The property lies close to the Montgomery Canal, offering scenic walks and a peaceful lifestyle.

Oswestry provides a comprehensive range of amenities including independent shops, supermarkets, cafes, restaurants, schooling and leisure facilities. The A5 provides convenient road links to Shrewsbury, Chester and the wider motorway network.

PROPERTY

This beautiful Grade II property is approached via a pathway leading to an elegant front entrance with classical detailing, setting the tone for the accommodation within. The reception hall provides access to the principal rooms and staircase to the first floor. The sitting room is a particularly fine reception space, featuring a bay window with attractive views, high ceilings, decorative coving and a fireplace creating a superb focal point, all combining to provide an excellent setting for both formal entertaining and everyday living. The dining room offers a further well-proportioned reception area and could easily serve as an additional sitting room if required. To the rear, the kitchen/dining room forms the heart of the home, fitted with a range of shaker-style base and wall units with wooden work surfaces and a central island, providing ample space for dining and family life, together with direct access to the garden. A useful cloakroom/WC completes the ground floor accommodation.

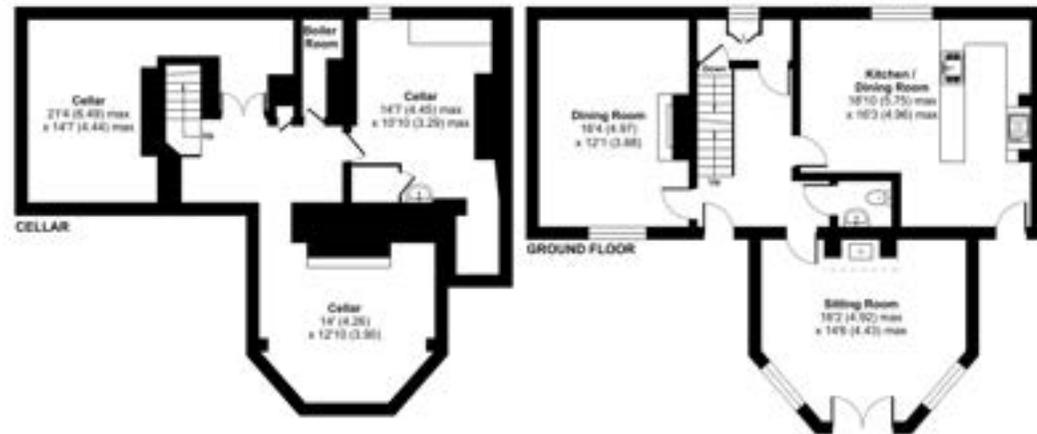
To the first floor, the landing leads to three generous double bedrooms. Bedroom One enjoys attractive views and excellent proportions, while Bedroom Two is particularly impressive, benefiting from a bay window and substantial floor area, making it ideal as a principal or guest suite. Bedroom Three is another comfortable double and is complemented by an adjoining dressing

room which could alternatively serve as a study or nursery. The family bathroom is fitted with a white suite comprising bath, wash basin, WC and separate shower enclosure. A staircase leads down to extensive cellar accommodation arranged as three useful rooms together with a boiler room, offering exceptional storage.



Approximate Area = 2550 sq ft / 236.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © Hallsroom 2025. Produced for Halls, REF: 1340285



DIRECTIONS

From Oswestry, head south on the B5069 (Morda Road) for approximately 1.5 miles, then turn left signposted for Maesbury Marsh. Continue into the village and over the canal bridge, where The Wharfingers will be found along Main Road.



OUTSIDE

The Wharfingers is set within charming courtyard gardens to the front of the property, thoughtfully arranged to create an attractive and welcoming approach. The gardens feature paved seating areas ideal for outdoor furniture, together with mature shrubs, established planting and seasonal colour that soften the setting and enhance privacy. The space provides a delightful environment for al fresco dining or relaxed evening entertaining, all within a manageable and well-defined plot.

The nearby canal adds further appeal, offering a picturesque backdrop to the surroundings and opportunities for scenic walks directly from the doorstep. The tranquil waterside setting enhances the overall lifestyle on offer, with towpath walks and wildlife providing a peaceful rural atmosphere.

The property is also accompanied by parking to the front, offering practical day-to-day convenience for residents and visitors alike.

SCHOOLING

Primary education is available at Morda Cof E Primary School and The Meadows Primary School. Secondary education is provided by The Marches School in Oswestry. Independent schooling options nearby include Moreton Hall School and Ellesmere College.

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 benefits from mains water, electricity and drainage.

LOCAL AUTHORITY

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

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – D

WHAT 3 WORDS

///flexibly.payback.tolerable



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.

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.

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.



