

PENTRE UCHAF HALL

MAESBROOK | OSWESTRY | SHROPSHIRE





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Oswestry 8.1 miles | Shrewsbury 16 miles | Chester 34 miles
(all mileages are approximate)

A PRETTY GEORGIAN HOUSE WITH DEVELOPMENT POTENTIAL

Drawing Room | Dining Room | Library | Kitchen | Garden Room | Five Bedrooms | Two Bathrooms

Maisonette in need of renovation - Three reception rooms | Two Bedrooms | Bathroom

Flat - Living area | Three Bedrooms | Bathroom

Stable Cottage - Sitting Room | Family Room | Kitchen | Three Bedrooms | Bathroom

Range of barns and outbuildings | Two wildlife pools | Pine Tree Wood

All in around 17.13 acres



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Viewing by appointment only

These particulars are intended only as a guide and must not be relied upon as a statement of fact. Your attention is drawn to the Important Notice on the last page of the brochure.

LOCATION

Situated in the picturesque village of Maesbrook, close to the Shropshire/Wales border, Pentre Uchaf Hall occupies a wonderful rural position down a private lane with scenic views. Local amenities are available in the villages of Knockin and Llanymynech including post office, local shop, church and public houses. The nearby market town of Oswestry offers a selection of high street and boutique shops, supermarkets and restaurants with the medieval county town of Shrewsbury being within easy commuting distance via the A5. The town offers a range of recreational and leisure activities including Theatre Severn.

The house is ideally placed for country walks being within close proximity to the Montgomery Canal, Llanymynech Rocks and Offa's Dyke. For equestrian enthusiasts, Radfords Equestrian Centre is less than 1.5 as well as horse racing at Bangor-on-Dee and Chester.

The house is well placed for commuting with good road connections north to Manchester via the A483 and south to Shrewsbury and the Midlands via the A5. A local train station can be found at Gobowen or Welshpool offering services to Chester and Shrewsbury linking Birmingham, Manchester and London.

There are a number of renowned schools in both the state and private sector in the area including Corbett School in Baschurch, Packwood Haugh, Oswestry School, Moreton Hall, Ellesmere College and a number of good schools in Shrewsbury.

International airports include Manchester, Liverpool and Birmingham.





ACCOMMODATION

Pentre Uchaf Hall is a charming Grade II listed Georgian country house set in around 17 acres of parkland and woodland with two wildlife pools. The house has a great balance of elegant, well-proportioned rooms with an adjoining Maisonette with enormous potential to extend the living accommodation.

The house is entered via a private driveway through a laurel avenue which sweeps to reveal the pretty principle façade.

Stone steps rise to the front door which opens to the entrance hall with solid oak flooring which continues throughout the reception rooms and from which, the attractive staircase spirals to the first floor. To the left is the drawing room with an elegant sash bay window, ceiling rose and Victorian open fire place. To the right is the dining room with a sash bay window, storage cupboards and leads to the library which has built in bookshelves.

The kitchen currently houses a 2 door AGA with a utility room opposite. A door from the kitchen leads directly to the maisonette hallway with a door also leading outside.

Formally the servants wing, the maisonette currently comprises of three good sized rooms and a kitchen with scullery on the ground floor and two bedrooms and a bathroom to the first floor which subject to the necessary planning offers huge potential to extend the current ground floor and accommodation. The garden room and grooms room can also be accessed from the maisonette or the courtyard.





Maisonette

The principal staircase is an original oak, Georgian spiralling staircase. There is a curved door which leads to a bedroom, bathroom and study which has the potential to be opened through to the flat comprising of a living area, three bedrooms and a bathroom.

On the first floor are two good sized double bedrooms with open views to the front and one with a dressing room. The second floor has a further two double bedrooms with original oak flooring.

OUTSIDE

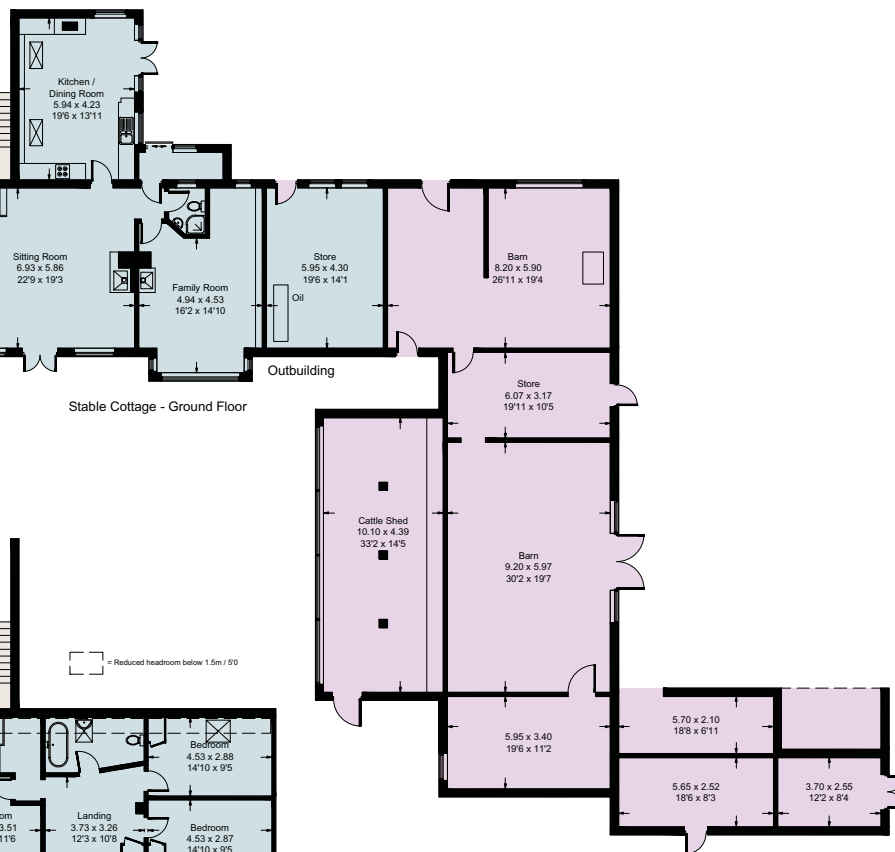
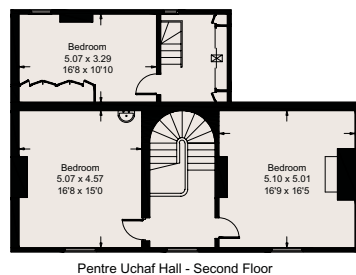
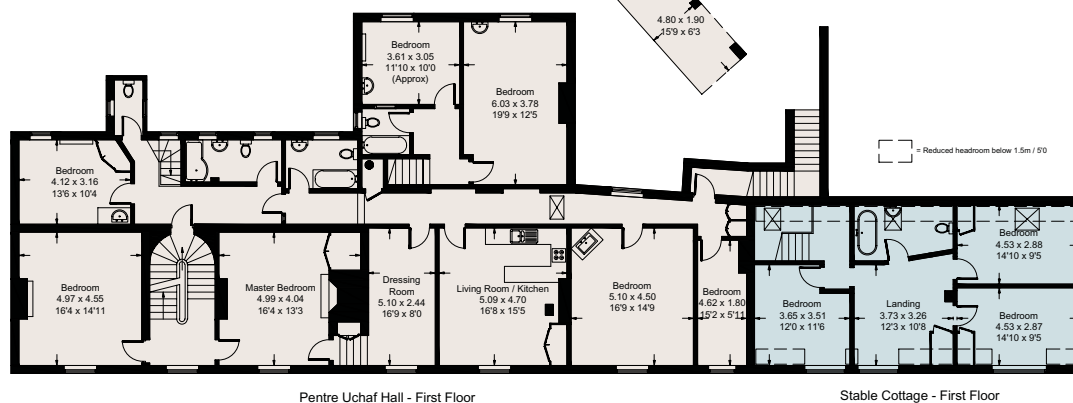
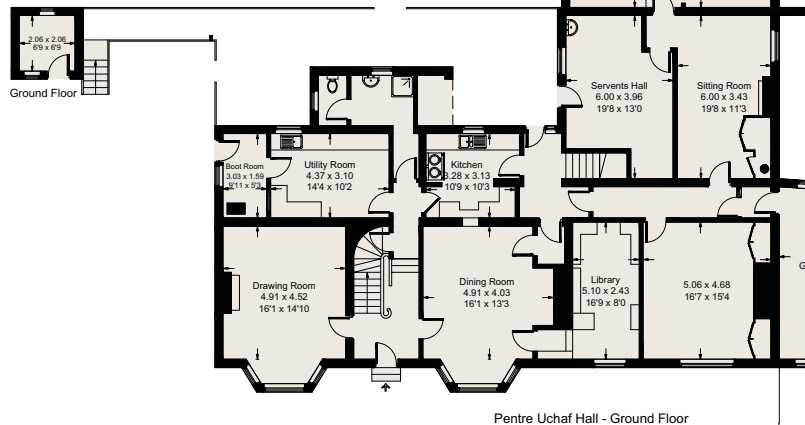
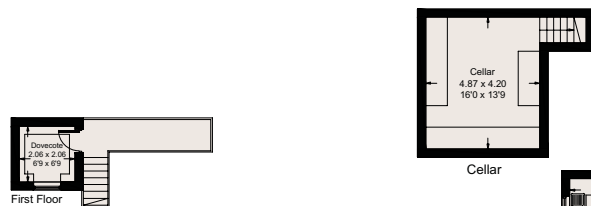
Pentre Uchaf Hall enjoys a wonderful rural position, approached via post and railed private road with parkland on either side which splits to provide access to the front of the hall and the courtyard to the rear of the house.

There is a circular lawn to the front of the property with a bluebell wood to the left and a ha-ha providing a boundary to the parkland beyond. There is a picturesque wildlife pool surrounded by wild flowers and an attractive oak tree which attracts a number of species including swans, herons, moor hens and coots. The River Morda follows the boundary of one of the paddocks.

The remainder of the lands is on the other side of the driveway and currently is grazed by cows and sheep. There is a second wild life pool which the current owners swim in the summer months and an area planted with a number of Scots pine trees. To the rear of the house is an orchard.

There are a number of barns and outbuildings comprising of the old coach house, the old cattle shed, a larger barn and a number of store rooms.





Stable Cottage - First Floor

Gross Internal Area (approx)
 Pentre Uchaf Hall = 564.1 sq m / 6072 sq ft
 Cellar = 22.0 sq m / 237 sq ft
 Stable Cottage = 214.5 sq m / 2309 sq ft
 Outbuildings = 276.2 sq m / 2973 sq ft

For identification only. Not to scale.
 Plan by Cloudbase Photography



STABLE COTTAGE

Roses creep up the façade of Stable Cottage. There is a good sized sitting room with a wall of bookshelves and wood burning stove, a kitchen with tiled flooring, exposed timbers, a wood burning stove and French doors onto a terrace and a further family room. There is also a W/C. On the first floor are three bedrooms and a family bathroom.

Outside is a lawn area and terrace with far reaching, countryside views.



Tenure: Freehold

Services: Mains water and electricity. Private drainage.

Local Authority: Shropshire –
Band F

The property is offered for sale by private treaty.

All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sale particulars.

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.

It should not be assumed that the property has the necessary planning, building regulations or other consents.

Savills have not tested any services, equipment or facilities. The Purchaser must satisfy themselves by inspection or otherwise.

Brochure prepared: July 2020
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