

Pennal Cottage, Maesbury Marsh, SY10 8JB

Offers in the Region of

£379,950

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OSWESTRY SALES & LETTINGS

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Bedrooms: 3 **Bathrooms:** 1

Woodhead Sales and Lettings are delighted to present this stunning three-bedroom detached country home that perfectly commands its idyllic, semi-rural position in the highly desirable hamlet of Maesbury Marsh. This exceptional property represents a premier opportunity for discerning buyers seeking an elegant permanent residence or an upscale countryside retreat. **Positioned just minutes from the vibrant market town of Oswestry**, it delivers the ultimate lifestyle upgrade - offering a serene escape surrounded by natural beauty without sacrificing seamless access to modern convenience. Every detail of this home has been thoughtfully maintained to offer a lifestyle of comfort, sophistication, and rural tranquility.

The ground floor opens with a sophisticated and welcoming **entrance hall** that immediately sets a luxurious tone for the rest of the home, offering an inviting space to greet family and friends. From here, you are led into a spectacular, **light-filled principal reception room** designed for effortless entertaining and day-to-day relaxation. This impressive space showcases beautiful architectural character features typical of a classic cottage, while enjoying a bright, airy ambience thanks to its large windows that frame the surrounding scenery. Right next door is the **beautifully appointed kitchen and breakfast room**, which serves as a vibrant, sociable hub. It comes fully equipped with a comprehensive range of units, extensive appliance space, and a **dedicated dining area,** perfect for hosting lively dinner parties, celebrating special occasions, or simply enjoying casual family mornings together.

Upstairs, the first-floor layout is a masterclass in comfort and versatility, featuring high ceilings and thoughtful proportions throughout. The **principal bedroom** is an exceptionally spacious sanctuary designed to offer ultimate peace, privacy, and ample room for storage. **Two additional well-proportioned bedrooms** provide incredible flexibility to suit your evolving needs, serving beautifully as premium guest suites, children's bedrooms, or a high-end home office for those who work remotely. Serving these bedrooms is a **sleek, contemporary family bathroom** meticulously fitted with a premium four-piece suite, featuring a deep bath for a relaxing soak, a separate walk-in shower, a wash hand basin, and a WC.

The exterior of Pennal Cottage has been beautifully designed to maximize both grand practical appeal and outdoor leisure. The property is approached via a sweeping, **substantial driveway** that provides extensive off-road parking for multiple vehicles, easily accommodating residents and visiting guests alike. To the front, a manicured lawned garden seamlessly connects to a paved patio terrace. This creates a spectacular, sun-drenched vantage point for al fresco dining, morning coffees, and weekend relaxation, all while soaking in the breathtaking, uninterrupted views toward the historic Montgomery Canal. **The gardens offer a secure and private space** to enjoy the changing seasons in a truly unmatched setting.









This prime location offers an enviable balance of rural charm and excellent regional connectivity. Surrounded by the rolling Shropshire countryside, the property grants instant access to scenic canal towpaths, cycling routes, and premium outdoor pursuits right from your doorstep. While enjoying a peaceful and quiet atmosphere, the cottage remains incredibly connected to Oswestry's independent boutiques, major supermarkets, artisan restaurants, and leisure facilities. Excellent road links via the A483 offer effortless commuting to Welshpool, Shrewsbury, and Chester, while the area also boasts access to prestigious state and independent schools, including Oswestry School and Moreton Hall.

Directions - To visit the property from Oswestry town centre, head south on the A483 toward Welshpool. At the Mile End roundabout, take the exit to continue on the A483 and follow the route for approximately three miles towards Maesbury Marsh. Proceed through Ball and follow the road directly into the hamlet, where Pennal Cottage will be found a short distance along on the right-hand side.

What2words - ///olive.wordplay.campus

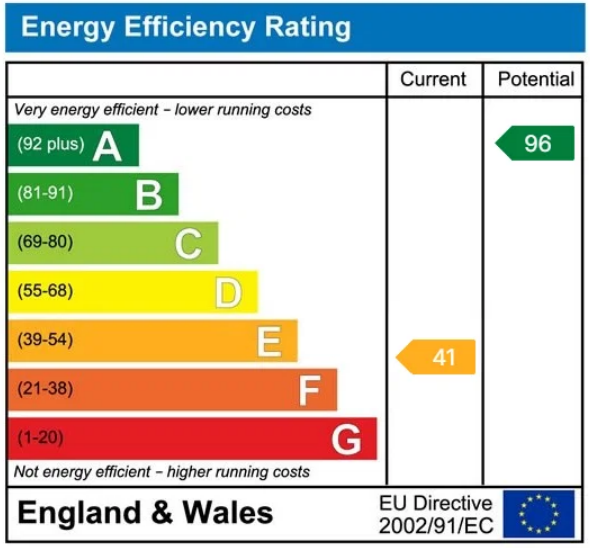
Tenure - The vendors confirm that the house is freehold. Confirmation of this should be sought by any prospective legal advisor.

Notes - Viewing strictly by arrangement with the Agent. All measurements set out in these sale particulars are approximate and are for guidance purposes only. Apparatus, equipment, systems or services etc have been not tested, and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with consents or current usage. Nothing in these particulars indicate that any fixtures or fittings, unless itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Any prospective purchaser(s) will be contacted by 'Prudent Financial Planning Ltd' for financial qualification and 'Move Butler' for Anti-Money Laundering (AML) qualification, 'Move Butler' charge £30.00 per person per AML Check. Should any prospective purchaser(s) not want to be contacted, please state at the time of submitting an offer.







Woodhead Sales & Lettings

12 Leg Street, Oswestry, Shropshire

01691 680044

sales@woodheadsalesandlettings.com

https://www.woodheadsalesandlettings.com/

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