



The Old Malthouse, West Felton, Shropshire



The Old Malthouse, West Felton, Oswestry, Shropshire SY11 4JU

A beautifully appointed detached barn conversion with superb ancillary accommodation found in a delightful village setting.

Nestled between the bustling market town of Oswestry and the county town of Shrewsbury, The Old Malthouse enjoys a prime location in the picturesque village of West Felton. This pretty village boasts a local shop, post office, public house and two nearby Golf courses. The area is renowned for its excellent schools, including West Felton C of E Primary School, Oswestry School, Moreton Hall, The Marches, and Packwood Haugh Prep School.

A short drive from West Felton, Oswestry offers a range of amenities, including shops, supermarkets, leisure facilities, and schools. The well-connected road network, with the nearby A5, provides easy access to Shrewsbury and the broader motorway network. There are train links from Shrewsbury and Gobowen to Birmingham and London.

Distances: West Felton 0.5 miles, Oswestry 5 miles, Shrewsbury 14.5 miles, Birmingham 61 miles (Distances are approximate).



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The Old Malthouse

The Old Malthouse is a wonderful country property offering flexible and generous reception space balanced by four characterful bedrooms (two of which have en suite bathrooms), along with two sizeable family bathrooms.

A central hallway with galleried landing above is found in the centre of the house, flanked on one side by the living room and home office, and on the other by the kitchen breakfast room and dining room. All of these principal spaces have wonderful traditional features including exposed brickwork, beams and fireplaces. Both the kitchen breakfast room and living room have immediate access out to landscaped terraced areas, ideal for outdoor entertaining. The kitchen is beautifully appointed with a range of solid wood units. There is an adjacent utility room and pantry that allow for useful practical areas.

A wonderful principal bedroom suite is found on the first floor with a beautifully appointed en suite bathroom, and country views. A galleried landing connects the three remaining double bedrooms, one of which has an en suite bathroom with the remaining two serving from the family bathrooms.

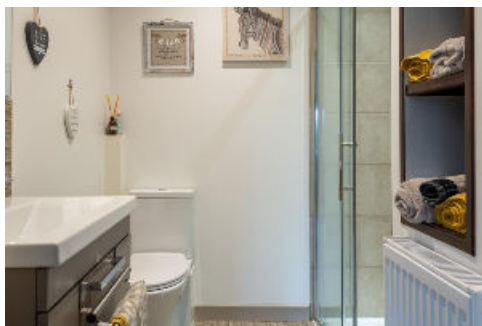


Annexe

Converted by the current owners, generous detached annexed accommodation provides a wonderful modern open-plan living space with a kitchen to one end. A double bedroom and bathroom complete the accommodation.

The annexe has its own private outdoor space separate from the main house. Attached to the annexe is a single garage which provides excellent storage but could also allow for a second bedroom, if required.





A generous detached annexe provides flexible, modern accommodation.



Garden and Grounds

The Old Malthouse is approached via a large, gravelled driveway with adequate parking. The grounds have been divided into a number of areas providing individual seating and entertainment spaces. Of particular note is a raised barbeque area to the rear which enjoys far-reaching views over the surrounding fields. The gardens are beautifully maintained with a number of mature planted beds, lawn and ornate shrubbery.

Agents note

The access road is unadopted and shared between the three neighbouring houses.





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Property Information

Tenure: Freehold

Services: mains electricity, drainage and water. Oil fired central heating.

Local Authority: Shropshire County Council.

Council tax: Band E.

Energy performance certificate: Main House rating E.

The Annexe rating C.

Directions (Postcode SY11 4JU)

From Shrewsbury head north-west on the A5 for approximately 12 miles, taking the right-hand turn onto Holyhead Road signposted West Felton. Proceed through the village and take a left turn next to the corner shop. Continue along the road for approximately 1 mile, and you will find The Old Malthouse across from St. Michael's Church on the left-hand side.

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I would be delighted to tell you more

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Approximate Gross Internal Area
Main House = 239 Sq M / 2572 Sq Ft
Annex = 43 Sq m / 463 Sq Ft
Annex Garage = 14 Sq m / 150 Sq Ft
Garden Room and Store = 14 Sq M / 147 Sq Ft



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2023. Photographs and videos dated November 2023.

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