



Daywell Manor, Oswestry, Shropshire





Daywell Manor, Gobowen, Oswestry **SY10 7EJ**

A beautiful historic house with a fantastic, versatile range of outbuildings with ten acres of land and an additional 9.5 acres available by separate negotiation.

Summary of accommodation

Ground Floor

Hallway | Drawing room | Dining room | Kitchen/breakfast room
Snug | Garden room | Study | Pantry | Utility room | Shower room | W.C.

First floor

Principal bedroom | Five further bedrooms | Two bathrooms

Gardens and grounds

Formal gardens | Pasture | Stabling | Outbuildings | Tennis Court
Woodland

Lot 1: 10.17 acres.

Lot 2: 9.51 acres.

Tenure

Freehold

Energy performance certificate

Rating F

Local authority and council tax

Shropshire Council. Band E



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Situation

Surrounded by beautiful farmland, Daywell Manor stands in a peaceful location, with nearby market towns of Oswestry and Shrewsbury providing an excellent range of shops and amenities. The area is noted for its independent schools, including Packwood Haugh Prep School, Moreton Hall, Oswestry School, Ellesmere College along with Chester and Shrewsbury schools.

The location allows access to Chester and the north-west via the A5 and to the south, Shrewsbury, Birmingham and the Midlands via the A5/M54. Regional airports include Liverpool, Manchester and Birmingham.

Distances

Oswestry 3.4 miles, Shrewsbury 19.8 miles, Chester 23.4 miles, Liverpool Airport 48 miles. (Distances and time approximate).

Directions

From Oswestry, head north on the A5. Shortly after the five crosses roundabout, take the first left-hand turn on to a single track country lane. Following this lane for a short distance, where Daywell Manor will be found on the right-hand side. The entrance is flanked by two of the outbuildings to the manor, which run parallel to the road.

Daywell Manor

Daywell Manor is an elegant country house with a wonderful flow of well-centered accommodation standing in a private and peaceful position offering superb equestrian facilities and a range of versatile outbuildings.

The property has a pretty front facade with front door opening to a large formal entrance hallway flanked by the principal rooms which have notable period features, including traditional fireplaces, oak paneling, historic carving and laid floors. Beyond the formal reception spaces are a range of versatile rooms, including the kitchen/breakfast/sitting room, boot room, utility room and shower room.

Stairs rise to the first floor, where a central landing gives access to the six bedrooms and two bathrooms. Most notable is the principal bedroom suite which has delightful views over the surrounding countryside.



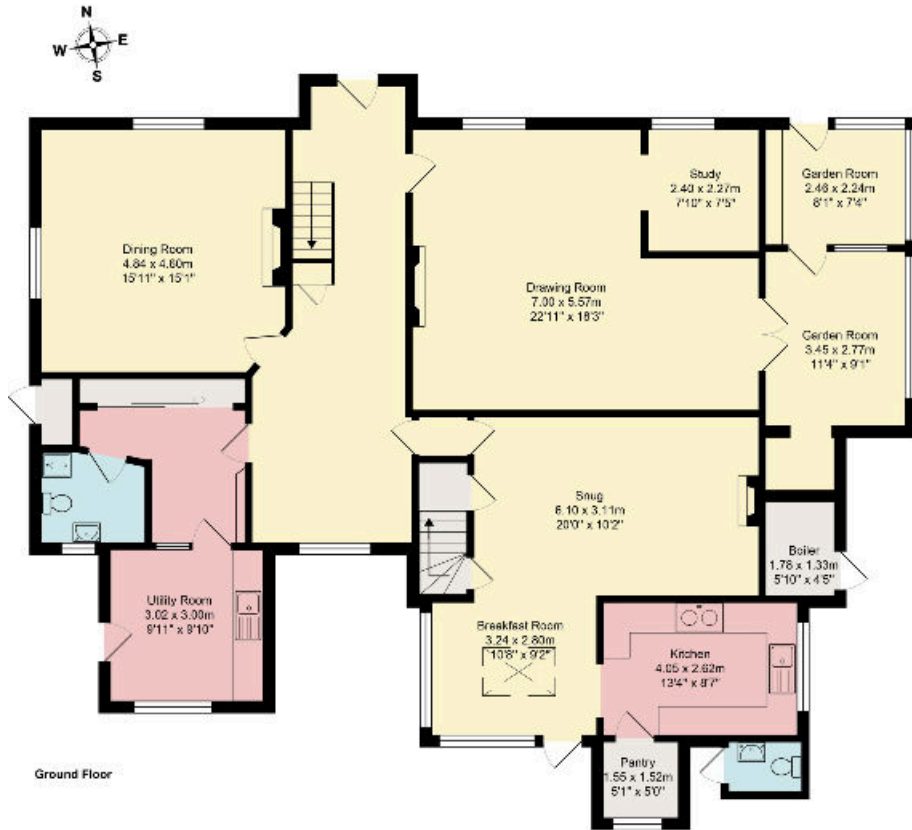




Elegant property with period features, including traditional fireplaces and oak paneling.

Daywell Manor

Approximate Gross Internal Floor Area
326 sq m / 3512 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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Particulars dated June 2023. Photographs and videos dated June 2023.

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Gardens, outbuildings and land

Daywell Manor is surrounded by beautifully kept formal gardens which consist of a number of mature planted beds, hedgerows, fruit trees and coppiced areas. Near to the house is a tennis court surrounded by a large lawn area leading onto the paddocks to the north.

The house is approached via a tarmacadam drive which sweeps to the rear of the property and accesses a separate yard with a Dutch Barn and an open bay bricked barn. Additional outbuildings include a range of stables, tack rooms, loose boxes and a wonderful unconverted two storey timber framed barn which could provide an interesting conversion subject to the necessary planning permissions. A manege that measures 43 metres long by 35 metres (at its widest point) is found beyond the stable yard.





Property information

Lot 1 consists of approximately 10.17 acres, with Lot 2 providing a further 9.51 acres with separate road access and a brook to the north-western boundary.

Lot 2 is available by separate negotiation.

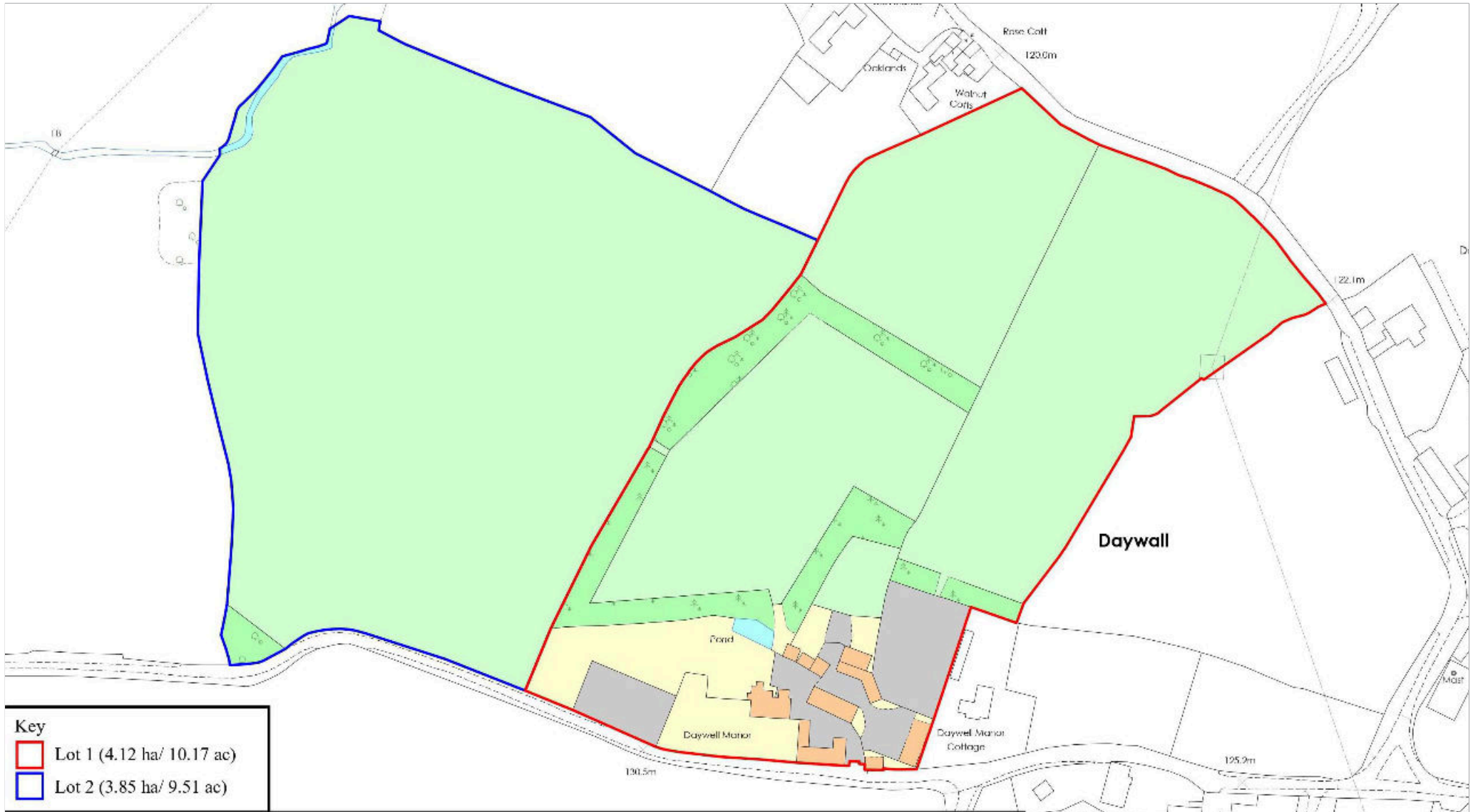
Services: Oil fired central heating. Mains water and electricity.

Private drainage.

External equine wash facilities.

Solar panels.





Daywell Manor



Location SJ 293 338
 Scale 1:2,000 @ A4
 Drawing No. X19000-01
 Date 17.02.23

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Outbuildings



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