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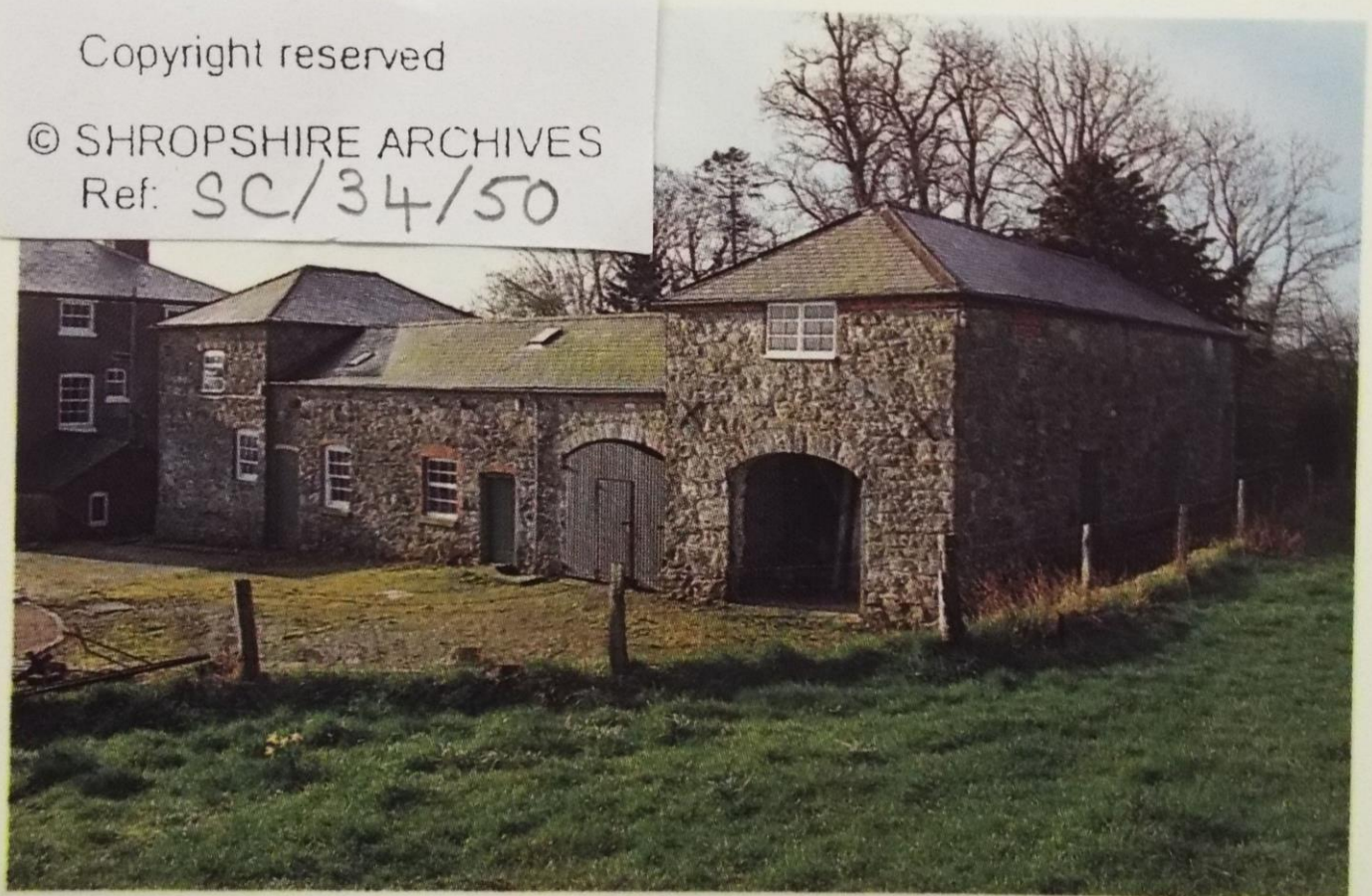
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Oerley Hall

**A LATE GEORGIAN
FAMILY HOUSE
WITH A GOOD RANGE
OF TRADITIONAL
BUILDINGS ON AN
ELEVATED SITE WITH
EXTENSIVE VIEWS.**

Llanforda, Nr. Oswestry, Shropshire

*Oswestry 2 miles - Chester 29 miles -
Shrewsbury 22 miles - M54 35 miles*

Entrance Hall	4 Reception Rooms
Kitchen	Utility Room
5 Bedrooms	2 Bathrooms
Shower Room	
2 Further Bedrooms (at present storage)	
Traditional Range of Outbuildings	
Garden	Area for Paddock
Let Fields	

In all about 3 Acres

(There is a 12 acre field which is let but is available to the purchaser of the house if required.)

Region of £325,000

Joint Agents:
C.E. Williams
Salop House
Oswestry
Shropshire
Tel: 0691 654125

Strutt & Parker
19 Grosvenor Street
Chester CH1 2DD
Tel: 0244 320747

SITUATION

The property is situated in an elevated location near the old Racecourse and with extensive views to the west over a reservoir, Oswestry and the Shropshire Plain to the Wrekin and Breidden Hills. The town of Oswestry (about 2 miles) has shops, a number of schools and other facilities. The city of Chester to the North or Shrewsbury to the South East are now more easily accessible due to the improved road communications which connect to the M54 beyond the new Shrewsbury by-pass. This gives access to the M6 and the Midlands.

THE PROPERTY

Oerley Hall is listed Grade II as being of special architectural or historic interest. It is thought to have been built around 1820 - 1830 with later additions and alterations.

The stables, which are to the rear of the house and are thought to have been built at the same time, are also listed Grade II.

The house is on three floors with a good balance of reception rooms to bedrooms and is arranged as follows (all measurements are approximate):

GROUND FLOOR

Portico Entrance with glazed double front door.

Hall - Internal wooden shutters to either side of front door, radiator and glazed floor tiles.

Drawing Room (15'8" x 15'4") - Secondary double glazing, fireplace, 3 wall light points and 2 radiators.

Dining Room (15'6" x 15'1") - 3 wall light points, dado rail, and 2 radiators.

Games Room (29'3" + bay x 13'6") - 3 radiators, and french doors to terrace.

Kitchen (15'6" x 13'8") - Range of fitted units including wall and floor cupboards with worktops, 4 units with leaded lights, full height glass fronted china cupboard, plumbing for washing machine, extractor hood, stainless steel sink unit and oil fired Rayburn.

Rear Lobby giving access to Cellar housing Potterton oil fired boiler.

Morning Room (17'5" x 15'5" max, 12'8" min) - Brick floor, wide fireplace with wood burning stove fitted, timber mantel shelf. Built-in cupboard to side of chimney breast.

Utility Room (17'5" x 12' overall) - Brick floor, plumbing for washing machine and including cloakroom with W.C. and basin and store with door to outside.

Staircase leading to:-

FIRST FLOOR

Landing - radiator

Master Bedroom (15'7" x 14'5") - Basin with mirror, strip light and shaver point.

Shower Room - Airing Cupboard, immersion heater, heated towel rail.

Bedroom 2 (15'11" x 15'6") - Built-in wardrobe with cupboard over, basin with mirror, strip light and shaver point, radiator.

Bedroom 3 (15'5" x 14'2") - Built-in wardrobe with cupboard over, basin with mirror over, radiator.

Bathroom 1 - Bath, bidet, W.C., basin, white tiled splashbacks, corner linen cupboard.

Separate W.C.

Staircase leading to:-

SECOND FLOOR

Landing with secondary double glazing, radiator.

Bedroom 4 (15'9" x 15'8") - Secondary double glazing, built-in wardrobe, radiator.

Bedroom 5 (15'11" max x 15'8") - Secondary double glazing, 2 built-in wardrobes, radiator.

Archway gives access to:-

Bedroom 6 (15'9" x 15'4" max) - Built-in cupboard, radiator.

Bedroom 7 (15'10" x 15'7") - Built-in cupboard housing cold water header tank.

Bathroom 2 - Bath, W.C., bidet, basin with mirror over, strip light and shaver point.

OUTSIDE

The house is approached over a drive which leads to the front door and separate garage. In addition to the formal garden, there is a partly walled vegetable garden and an area which can be fenced to provide a small paddock.

A ha-ha divides the front garden from a field of about 12 acres which is let to a farmer on an agricultural tenancy. This is available to the buyer of the house at a price to be agreed.

THE BUILDINGS

These are behind the house and have stone elevations under a slate roof. They are built in the shape of an L and comprise former stables, housing, storage, etc. There is also a covered yard.

SERVICES

Mains water and electricity. Septic Tank Drainage. The Septic Tank is located in the field and if this land is not purchased with the house, an easement will be granted.

COUNCIL TAX - Band G.

DIRECTIONS

See attached plan.

VIEWING

By appointment through the joint agents.

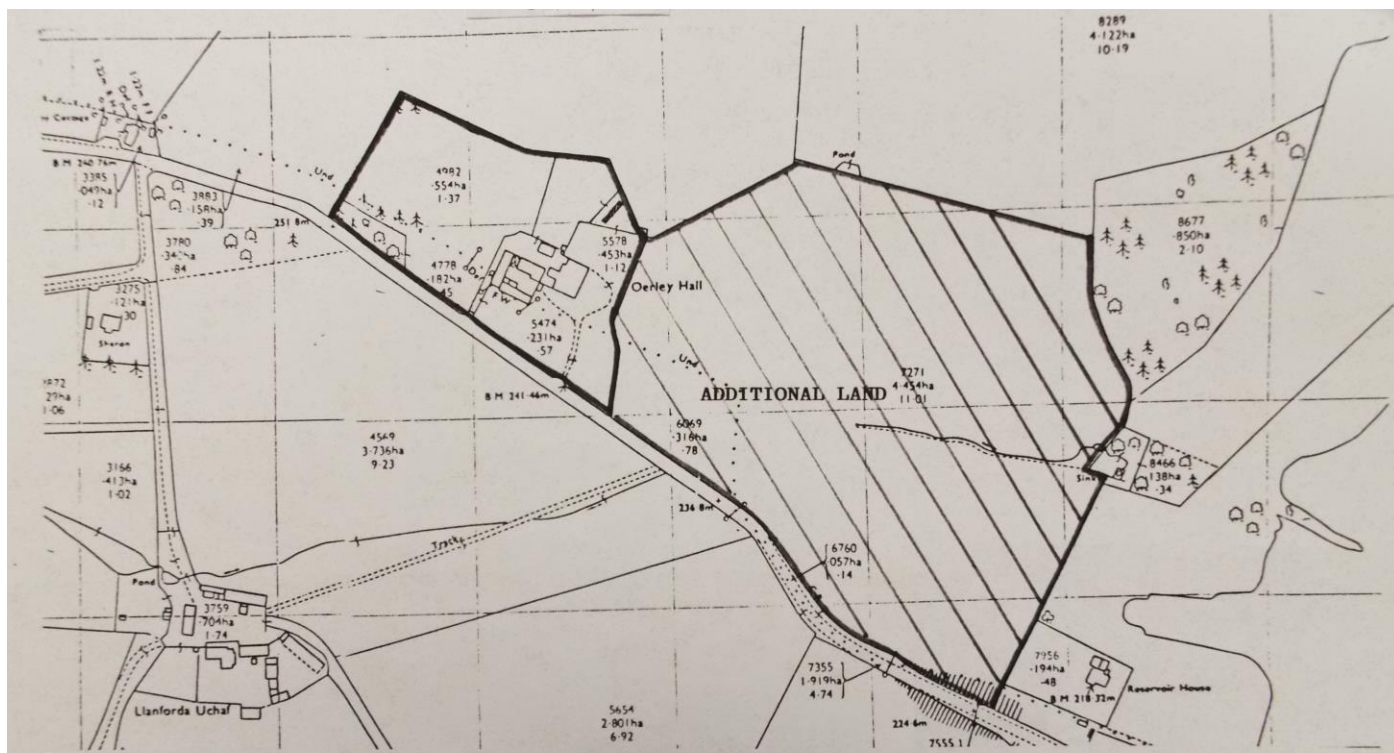
REFERENCE

12AB/2455.
7th April, 1993.

PLEASE NOTE

Every care has been taken in preparing these sale particulars, but if there is any point on which you would like further information, please contact us. The person dealing with the property will be pleased to check this or supply you with further details which may be important to you particularly if you are travelling some distance to view.





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Its accuracy can in no way be guaranteed.

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OERLEY HALL

Scale: 1:2500

Date: 29 April '93

STRUTT & PARKER

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