

Upper Banks  
Molverley, Oswestry, Shropshire



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& Parker

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**An appealing rural residence offering comfort, charm and versatility, with land and various outbuildings, positioned in a tranquil setting with scenic vistas over the landscape to the Shropshire hills**

Upper Banks is an attractive country cottage with interiors offering a pleasing mix of modernity and character detail. The enhanced layout allows flexibility, with the potential to provide a home perfectly suited to families, home-working or a welcoming environment for guests and dependent relatives. Decorative glazed panels frame the entrance doorway, and the bright hallway has tiled flooring which extend into the kitchen/dining room providing practicality and visual cohesion. With exposed brickwork and the comforting warmth of a range stove, the kitchen and adjoining dining space offer a sociable heart to this charming home. Wooden cabinetry is topped by wood work surfaces, and a useful utility room is adjacent. The two reception rooms both have French doors affording a seamless link to the garden. Centred around a vintage fireplace, the drawing room connects to a family room, beyond which one of the four bedrooms and a cloakroom are tucked-away presenting annex-potential. The upper-level rooms comprise three bedrooms and a generously proportioned, stylishly family bathroom. A single-storey rear extension, with open rafters and skylight windows creates an excellent multi-use room. This light-filled space would provide the ideal working environment or further accommodation.

Upper Banks benefits from an interesting selection of outbuildings including stabling, storage and a vast barn that are situated across the paved driveway. Mature trees and shrubs afford privacy to the gardens which lie to the front and rear and there are various spots to sit and enjoy the al fresco setting. Within the extensive grounds, there is an area for vegetable cultivation and pathways offer a meander through delightful gardens to a naturalistic area where a large pond provides a magnet to wildlife.



**Location**

The property enjoys a peaceful Shropshire setting, equidistant between Shrewsbury, Welshpool and the historic market town of Oswestry, all of which offer a wide range of shops, supermarkets, leisure facilities and schooling, including The Corbet School, The Marches School, Oswestry School and Moreton Hall. The surrounding countryside provides excellent opportunities for walking, cycling and outdoor pursuits, while nearby villages offer everyday amenities and a strong sense of community. Communications are good, with the A5 providing access towards Shrewsbury and Chester. Gobowen station offers regular rail services to regional centres, with onward connections to Birmingham, Manchester and London. For international travel, both Liverpool and Manchester airports are within reasonable driving distance.

Postcode region: SY10

**General**

Local Authority: Shropshire Council  
 Services: Mains electricity and water. Oil fired central heating. Private drainage.  
 Council Tax: Band D  
 EPC Rating: D  
 Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.  
 Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.  
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**1,750 sq ft (163 sq m)**

**3 reception rooms**

**4 bedrooms**

**1 bathroom**

**Double garage**

**Outbuildings**

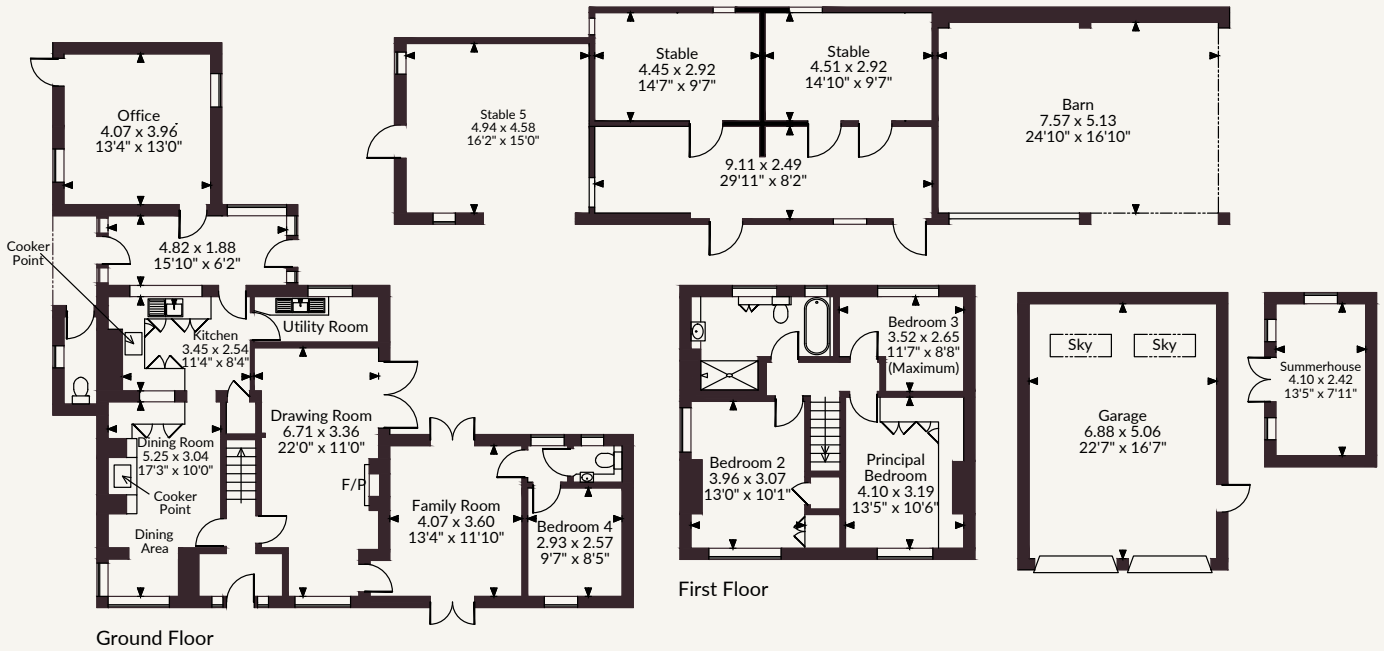
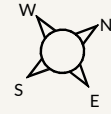
**7.79 acres**

**Rural location**

**Freehold**

**Guide price £700,000**





The position & size of doors, windows, appliances and other features are approximate only.  
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## Strutt & Parker Shropshire & Mid Wales

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