



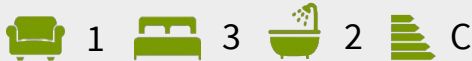
FAIRHAVEN BARN BALL LANE

MAESBURY | OSWESTRY | SHROPSHIRE | SY10 8AT



A characterful and beautifully converted three-bedroom detached barn offering impressive open-plan accommodation, exposed timbers and extensive outside space, including stabling, paddocks and a substantial yard. A superb country home ideally suited to families and those with equestrian and agricultural interests.

Offers in the region of £675,000



- Substantial Country Home
- Impressive detached barn conversion extending to approximately 1,309 sq ft
- Well Presented and Greatly Improved
- A wealth of character with exposed beams, timbers and stonework
- Bucolic Rural Setting
- Sort after Location Convenient for Oswestry and Shrewsbury

DESCRIPTION

Halls are delighted to offer Fairhaven Barn, an attractive and highly individual detached barn conversion occupying a generous plot in the pleasant rural surroundings of Ball Lane, Maesbury. Combining the character and charm of a traditional building with spacious and versatile accommodation, the property offers a particularly appealing lifestyle opportunity, further enhanced by extensive outside space, stabling, paddocks and useful outbuildings.

The accommodation extends to approximately 1,309 sq ft (121.6 sq m) and is arranged predominantly over the ground floor, with a characterful principal bedroom suite on the first floor. Exposed beams, substantial timbers and stonework feature throughout, complemented by generous open-plan living accommodation ideal for everyday living and entertaining.

At the heart of the home is the impressive 31'6" kitchen/reception room, combining kitchen, dining and living areas beneath a vaulted ceiling with exposed timbers and stonework. The kitchen is fitted with a range of units and a central island, with ample space for comfortable seating and dining furniture.



The ground floor also provides two well-proportioned bedrooms, together with a contemporary shower room. Bedroom three offers flexibility for use as a guest room, children's bedroom or home office if required.

On the first floor, the principal bedroom suite features exposed roof timbers and a vaulted ceiling, together with an open-plan bathroom area incorporating a freestanding bath, wash basin and WC.

OUTSIDE

Externally, Fairhaven Barn is set within grounds extending to just under three acres (subject to confirmation), providing an excellent balance of formal gardens, practical yard space and grazing land. A substantial gravelled courtyard offers extensive off-road parking for numerous vehicles, horseboxes or trailers, together with easy access to the principal accommodation and outbuildings.

The property is particularly well suited to those with equestrian or smallholding interests, benefiting from four stables, a detached barn and useful ancillary outbuildings, providing excellent storage and versatility for livestock, machinery, feed or workshop use. Beyond the yard, the adjoining paddocks offer good grazing and create a practical and manageable setup for the keeping of horses or other animals.

Immediately surrounding the barn are attractive paved seating areas, thoughtfully positioned to enjoy the rural setting, whilst established planting and mature boundaries enhance both privacy and the overall character of the grounds. The combination of the extensive land, stabling, outbuildings and paddocks creates a highly desirable lifestyle property, offering considerable flexibility for a variety of countryside pursuits whilst remaining conveniently located within easy reach of Oswestry.



SITUATION

Fairhaven Barn is situated on Ball Lane in the rural community of Maesbury, a scattered Shropshire settlement lying to the south of Oswestry. The surrounding area is characterised by open countryside and the nearby Montgomery Canal, providing an attractive setting while remaining conveniently placed for access to local and regional amenities.

The thriving market town of Oswestry is within convenient travelling distance and offers an excellent range of shops, supermarkets, cafés, restaurants, leisure facilities and professional services. The area is also well positioned for access towards Shrewsbury, Chester and the wider road network.

DIRECTIONS

Leave the Mile End Roundabout on the A483 in the direction of Welshpool and continue for around 3.3 miles until reaching the Lynclys crossroads, here turn left onto the B4396 and proceed for approximately 0.6 miles and then turn left onto Ball Lane where the property will be situated on your right, identified by a Halls “For Sale” board.

WHAT 3 WORDS

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SCHOOLING

Within a short drive are a number of highly rated state and private schools including Kinnerley C of E Primary School, Packwood Haugh School, Oswestry School, Ellesmere College, Moreton Hall, Corbet School, Adcote School for Girls, and Shrewsbury College.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

RIGHTS OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.



SERVICES

We understand that the property has the benefit of mains water and electric. Drainage is to a private system and the heating is oil-fired.

POSSESSION AND TENURE

The property will be sold as freehold with vacant possession upon completion.

COUNCIL TAX BAND

Council Tax Band: E

LOCAL AUTHORITY

Shropshire County Council

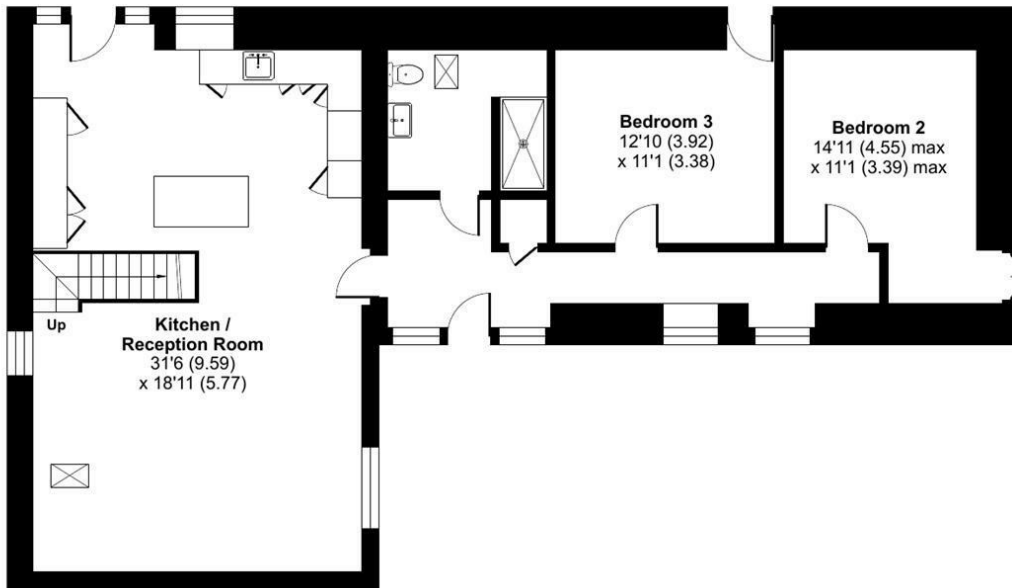
VIEWINGS

Strictly by prior appointment through the selling agents Halls, Oswestry office. Tel. (01691) 670320

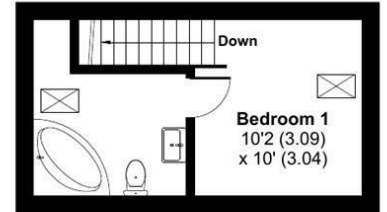
ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Approximate Area = 1309 sq ft / 121.6 sq m
For identification only - Not to scale



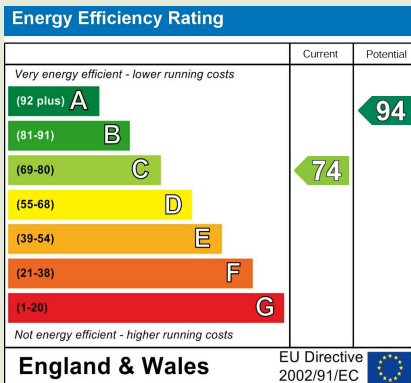
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nñchecom 2026. Produced for Halls. REF: 1493914



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



OSWESTRY SALES

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1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

Bishops Castle | Ellesmere | Kidderminster | Oswestry | Shrewsbury | Telford | Welshpool | Whitchurch