



Highfield House, Wem Road, Clive, SY4 5PR

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Offers In Region Of £750,000



A substantial five bedroom, three bathroom detached period home with stunning rural views near Clive village and just a 10 minute drive from Shrewsbury. Features three reception rooms, ample parking, and generous gardens front and back. An ideal family home in a peaceful yet well-connected setting.

- Substantial Five Bedroom Detached Period Property
- Rural Location with outstanding countryside views
- Short distance to Clive village with amenities
- Three Reception Rooms, Three Bathrooms
- Circular gravel driveway & extensive parking
- Generous gardens with mature trees
- Only 10 minute drive to Shrewsbury town
- EPC F, Council Tax Band F



Set in a peaceful rural location, this impressive five-bedroom detached period property offers the perfect blend of space and character. Positioned on a generous plot with expansive gardens and ample parking, it enjoys stunning views of the surrounding countryside-while being just a short distance from the highly sought-after village of Clive which offers excellent local amenities including a well-regarded primary school, medical practice, and village shop. For further amenities and commuting, the historic market town of Shrewsbury is only a 10-minute drive away. The property itself boasts well-proportioned accommodation extending to just under 2500 square feet, with the ground floor featuring a welcoming Entrance Hall, a spacious Lounge, separate Sitting Room and a useful Study that adjoins the rear porch-ideal for working from home. The Kitchen/Breakfast Room is perfect for family life, complemented by a Utility Room and a convenient Cloakroom. Upstairs, you'll find five generously sized double bedrooms, all offering lovely views across the countryside. The Master Bedroom benefits from an En Suite, while the family is well catered for with both a Shower Room and a Bathroom. Outside, the home is approached via a large circular gravel driveway, which continues to the rear to provide additional parking. The substantial gardens are a standout feature, with a lawned front garden and a large, private rear garden dotted with mature trees-ideal for children, entertaining, or simply soaking in the tranquil setting. This really is a great opportunity to secure a spacious and beautifully positioned home in a peaceful yet well-connected location.



LOCATION

The property is situated in a rural location just a short distance from the sought after village of Clive which has a primary school, medical practice and village shop. The market town of Wem is approximately 3 miles away and offers facilities for daily living as well as leisure and recreational facilities including a football and cricket club. The larger centre of Shrewsbury is also just a 10 minute drive away. Yorton railway station is just over a mile away and provides a direct service to both Crewe and Shrewsbury.



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TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains electricity and water are available. Oil central heating. Private drainage via septic tank. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

DIRECTIONS

From Whitchurch travel south on the A41 towards Prees Heath, At the roundabout, take the second exit onto the A49 towards Shrewsbury. Proceed for approximately 9 miles before turning right at Preston Brockhurst signposted Clive. Continue on for approximately 1.5 miles into Clive village then turn right into Wem Road where the property can be found after approximately 1 mile on the left hand side.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC F. The full energy performance certificate (EPC) is available for this property upon request.

LOCAL AUTHORITY

Council Tax Band F. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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LOUNGE
28' 6" x 13' 0" (8.69m x 3.96m)

SITTING ROOM
15' 9" x 12' 9" (4.8m x 3.89m)

STUDY
15' 9" x 11' 7" (4.8m x 3.53m)

KITCHEN/BREAKFAST ROOM
20' 8" x 11' 7" (6.3m x 3.53m) max

UTILITY ROOM
13' 8" x 11' 8" (4.17m x 3.56m) max

MASTER BEDROOM
13' 4" x 11' 5" (4.06m x 3.48m)

BEDROOM TWO
15' 8" x 13' 1" (4.78m x 3.99m) max

BEDROOM THREE
13' 0" x 11' 8" (3.96m x 3.56m) max

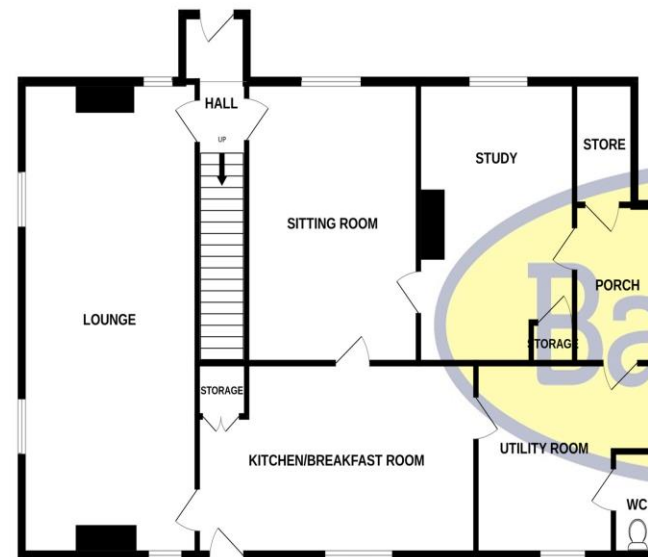
BEDROOM FOUR
16' 8" x 12' 1" (5.08m x 3.68m) max

BEDROOM FIVE
13' 1" x 11' 8" (3.99m x 3.56m) max

BATHROOM
11' 2" x 9' 4" (3.4m x 2.84m)

SHOWER ROOM
12' 0" x 6' 5" (3.66m x 1.96m)

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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