



Grimley House

Grimley | WR2 6LU



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Dating back to the 15th century and formally The Wagon Wheel public house & restaurant, this newly refurbished five bedroom home now offers superb living and has been finished to a high standard throughout. Circa 0.5 acres and offering 3334 sqft of versatile accomodation to include four reception rooms, five bedrooms, three with en-suite facilities. There is also the opportunity to acquire a building plot with planning permission for a two/three bedroom dormer bungalow, subject to further negotiation.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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