



FOR SALE

Offers In The Region Of £695,000

Hill House, Gooseberry Lane, Grinshill, Shrewsbury, SY4 3BB

A substantial and beautifully presented barn conversion in a private and idyllic setting with spectacular countryside views.



MILEAGES: Shrewsbury 8.7 miles and Telford 16.7 miles. All distances are approximate.



- Beautiful rural locality
- High quality finish
- Spacious and flexible living accommodation
- Easily maintained gardens
- Stunning views
- Approx 2,600 sq ft

DIRECTIONS

From Shrewsbury proceed north on the A49 in the direction of Whitchurch. Proceed along the A49 passing through the village of Hadnall and continue for a further 1.9 miles and turn left signposted "Grinshill, Clive & Yorton". Continue along this road to the village of Grinshill. Once in the village turn right down Gooseberry Lane (before black and white house). Hill House will be found on the right hand side.

SITUATION

This property occupies a picturesque setting on the lower slopes of the nearby Grinshill, with delightful views over the adjoining farmland, taking in Grinshill and the open countryside towards The Wrekin. The village of Grinshill is situated approximately 8 miles north of Shrewsbury and is also well placed for access to Telford and the M54. Whilst at the nearby villages of Clive and Yorton local amenities include a primary school, village shop, doctors surgery and a fantastic railway service on the Shrewsbury to Crew line. There are also delightful walks around and over the Grinshill, which can be enjoyed directly from the property.

DESCRIPTION

Hill House is a wonderful 3-4 bedroom, 4 bathroom, 2-3 reception room semi detached barn conversion that has been finished to an incredibly high standard throughout. The accommodation and position are what make it a special property with wonderfully portioned rooms throughout and some truly spectacular countryside views. Hill House offers, approximately 2,600 sq ft of superb accommodation set over two floors. On the ground floor there is a large farmhouse style kitchen/breakfast room, 3 further reception rooms, one of which could easily be a downstairs bedroom as its located next to a wet room. There is a wonderful reception hall and also a utility room and WC. On the first floor, there is the principle bedroom with ensuite shower room, two further bedrooms (one ensuite with whirlpool bath) and a family bathroom. All the bedrooms benefit from superb views and high ceilings.

ACCOMMODATION

RECEPTION HALL

Stunning galleried entrance hallway with oak stair case, storage and doors off to:

GUEST CLOAKS

With WC and wash hand basin.

DINING ROOM

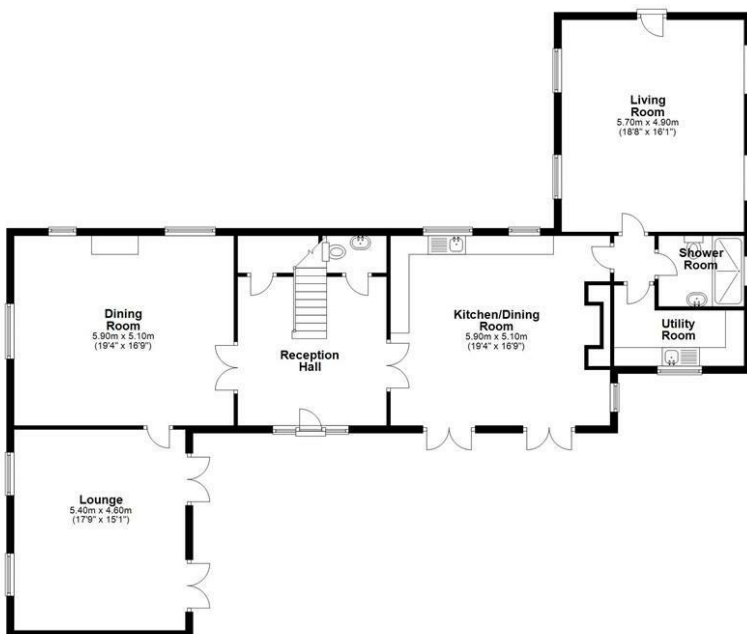
Large dining room space ideal for more formal entertaining.

LIVING ROOM

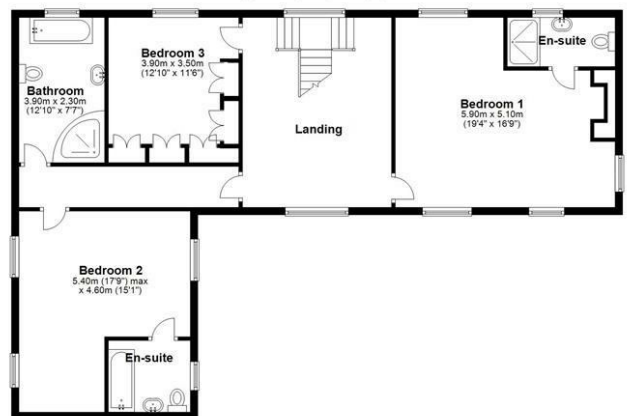
With dual aspect windows, feature log burner (the log burner is not commissioned) and doors through to:



Ground Floor
Approx. 147.9 sq. metres (1591.9 sq. feet)



First Floor
Approx. 106.9 sq. metres (1150.7 sq. feet)



Total area: approx. 254.8 sq. metres (2742.6 sq. feet)
Hill House

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



KITCHEN / BREAKFAST ROOM

With a range of oak fronted wall and base units, with granite work surfaces, dual aspect windows, double oven with extractor and ceramic hob. Tiled floor and doors through to rear hallway.

REAR HALLWAY

UTILITY ROOM

With oak fronted units, granite work surface, Belfast sink, recess and plumbing for washing machine and space for tumble dryer.

WET ROOM

Fully tiled wet room with shower, wash hand basin and WC.

GARDEN ROOM / BEDROOM 4

A great useable space which would make an ideal ground floor bedroom or play room.

GALLERIED LANDING

Leads off to:

BEDROOM 1

EN-SUITE SHOWER ROOM

With shower enclosure, WC and wash hand basin.

BEDROOM 2

With doors off to:

EN-SUITE BATHROOM

With panelled bath, WC and wash hand basin.

BEDROOM 3

With a range of built in wardrobes.

BATHROOM

With jacuzzi bath, separate shower enclosure, WC and wash hand basin.

OUTSIDE

Outside there is a private and attractive L shaped garden mostly laid to lawn. There is a private gated sweeping driveway leading to plenty of private parking and a detached garage. The garden boasts the most magnificent views across the Shropshire countryside and to Grinshill itself.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity and drainage are understood to be connected. Oil fired central heating. None of these services have been tested.

COUNCIL TAX

The property is currently showing as Council Tax Band G. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsgb.com.



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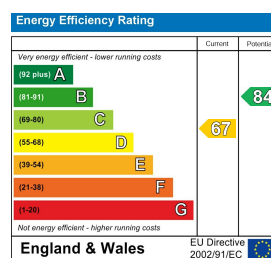
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236 444

Shrewsbury Sales
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