



HIDEAWAY HOUSE

CLIVE | SHREWSBURY | SY4 5PU





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Shrewsbury 9.1 miles | Telford 20.4 miles
(all mileages are approximate)

AN INCREDIBLY ATTRACTIVE MODERN INDIVIDUALLY DESIGNED
FAMILY HOME WITH SUPERB OPEN PLAN ACCOMMODATION SET IN A
POPULAR VILLAGE LOCATION WITH WEST FACING GARDENS.

Wonderfully well-presented accommodation
Superb open plan modern flowing family living space
Large reception hall with ceiling to floor glazed gable
Large garage with planning permission to be converted to a family room
West facing private rear gardens



Shrewsbury Office

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Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury proceed North along the A528. Continue through Harmer Hill following signs to Wem. At the next set of crossroads take the right turn for Clive and proceed to the village. On arrival at the village continue until reaching the doctors' surgery on the left hand side and the private driveway to Hideaway House is just before the turning to the doctors on the left.

SITUATION

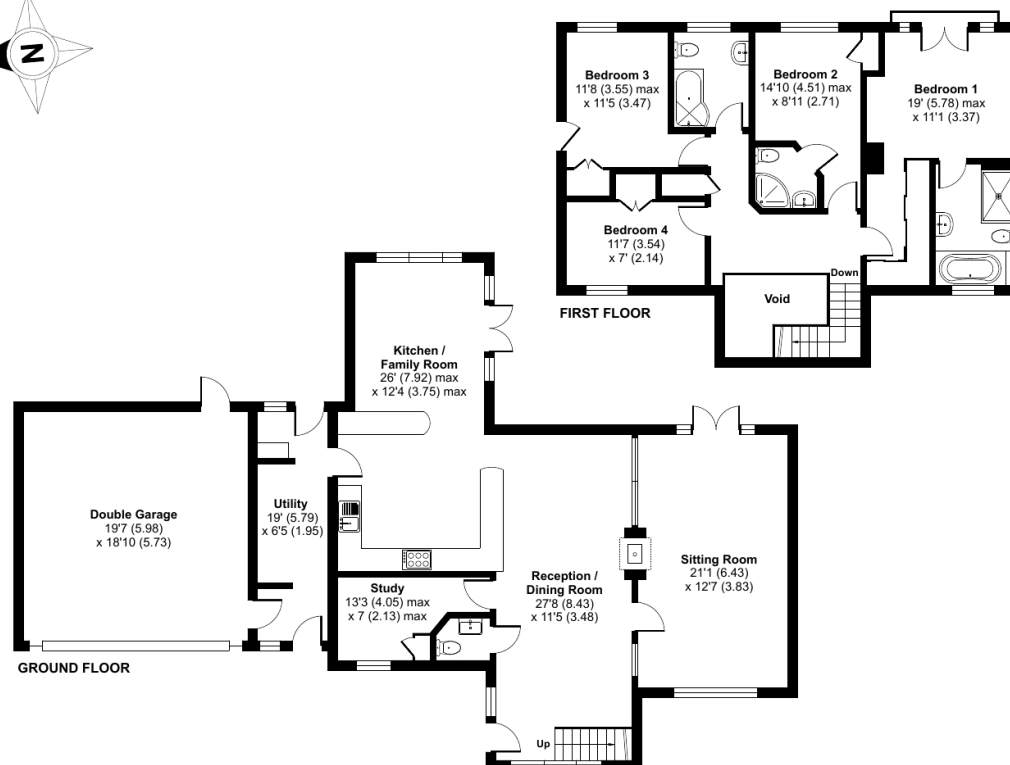
Hideaway House is tucked away along a private no through road, in the heart of the sought after village of Clive. Clive stands to one side of Grinshill Hill from where panoramic views span across Shropshire which is renowned for its wonderful walks, riding and abundance of wildlife. The village is considered to be one of the most exclusive villages in North Shropshire and is very popular due to its amenities which include a post office, medical centre, church and primary school. Yorton train station is a 10 minute walk away.

Situated just off the A49, the village is served by a regular bus service to nearby market towns including Wem, Whitchurch and the historic county town of Shrewsbury. The latter offers a wide range of independent and high street shops, restaurants and leisure facilities. Shrewsbury also has a number of highly regarded schools, both within the state and private sectors, including Shrewsbury School, Shrewsbury High School for Girls, The Priory and Prestfelde Preparatory School. Packwood Haugh and Ellesmere College are around 10 miles away.

PROPERTY

Hideaway House is a stunning property that has been finished to a high specification. Built in 2011 by highly respected local developer Shingler Homes, this immaculately presented home has been updated and provides the most wonderful open plan living accommodation across the ground floor.

Approximate Area = 1953 sq ft / 181.4 sq m (excludes void)
Garage = 362 sq ft / 33.6 sq m
Total = 2315 sq ft / 215 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Halls. REF: 1366079



There is scope to further develop the ground floor accommodation, should you wish, as there is planning permission to convert the garage to further living space and then adding a new garage to the side of the property.

There is an impressive open dining hall with a wooden staircase rising to the first floor with the glazed gable. Glass panels separate the dining area and the sitting room.

The kitchen/breakfast/family room flows off the dining hall. Beyond the kitchen is the family room with French doors into the garden and underfloor heating. There is also a study, large utility, W.C and integral garage.

The first floor comprises an impressive principle bedroom suite with Juliet balcony and en-suite, a guest bedroom with an en-suite, two further bedrooms, and a family bathroom.



OUTSIDE AND GARDENS

From the high street, Hideaway House has right of way over Mortimer House driveway which leads to a gravelled shared driveway with Oakapple cottage. To the front of the property there is a gravelled driveway area with brick paved pathway servicing the Utility door and Main Entrance door. From the gravelled driveway there is a remote controlled electric garage door giving access to the large integral double garage.

To the side of the garage there is access which leads to a paved pathway which in turn leads to the enclosed rear garden that has an extensive paved sun terrace area with lawned garden and well stocked floral borders. As mentioned, French doors open from the living room, the dining room and the family room meaning the private garden is an extension of the home.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water, electricity, gas and drainage. The property has the benefit of solar panels. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – F



RIGHT 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.

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.

IMPORTANT NOTICE

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 fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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 checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



