

# Grinshill Hall

## Grinshill

### SY4 3BL



7 Bedroom House - Detached  
£2,600 PCM

#### The features

- FANTASTIC COUNTRY HOME
- TWO RECEPTION ROOMS, STUDY, BACK KITCHEN, BOOT ROOM, CLOAKROOM
- PRINCIPAL BEDROOM WITH ENSUITE AND DRESSING ROOM
- WC AND FAMILY BATHROOM
- GENEROUS FRONT AND REAR GARDENS, THREE OUTBUILDING AND CARPORT
- OIL FIRED CENTRAL HEATING
- KITCHEN WITH AGA
- FOUR FURTHER BEDROOMS TO FIRST FLOOR
- TWO DOUBLE BEDROOMS TO SECOND FLOOR
- EPC RATING E



## **\*\*A stunning 7-bedroom detached country house nestled within the picturesque Sansaw Estate\*\***

**This magnificent property boasts 2 reception rooms, Sun Room, Study, Boot Room, Kitchen, Back Kitchen, WC, Principal Bedroom with En Suite and Dressing room, 5 Further Double Bedrooms, Family Bathroom. To the outside, the property benefits from gravelled driveway and front lawn, Three Outbuildings, Carport, Outside WC, Large rear garden with gravelled bath and tiered lawns.**

### **Property details**

#### **ENTRANCE HALL**

With original tiled flooring, radiator

#### **RECEPTION ROOM 1**

With original wooden flooring, bay windows to front aspect, log burner, radiator

#### **RECEPTION ROOM 2**

With parquet wooden flooring, log burner with marble surround, radiator, window to front aspect

#### **KITCHEN**

With quarry tiled flooring, a range of shaker style units with wood effect worksurface over, AGA, Belfast sink set into base units, recess and plumbing for dishwasher, windows to front and rear aspects, radiators

#### **BACK KITCHEN**

With quarry tiled flooring, a range of units with wood effect work surface over, sink set into base unit, recess for oven with cooker hood over, plumbing for washing machine, space for dryer, window to front aspect

#### **BOOT ROOM**

With quarry tiled flooring, wooden shelving, water tank, oil boiler, window to rear aspect

#### **CLOAKROOM**

With quarry tiled flooring, radiator

#### **STUDY**

With quarry tiled flooring, shelving space, radiator, window to rear aspect

#### **WC**

With quarry tiled flooring, WC, pedestal wash hand basin, radiator, window to rear aspect

#### **SUN ROOM**

With carpet, door leading to outside, radiator

#### **STAIRS AND LANDING TO FIRST FLOOR**

With original wooden flooring

#### **BEDROOM 3**

With carpet, window to rear aspect, radiators

#### **BEDROOM 2**

With carpet, window to front aspect, radiator

#### **BEDROOM 1**

With carpet, ornamental fireplace, window to front aspect, radiator

#### **EN SUITE**

With wood effect flooring, 3 piece suite to include; pedestal wash hand basin, panelled bath with shower over, WC, radiator, obscured window to front aspect

#### **DRESSING ROOM**

With carpet, ornamental fireplace, hanging rails and shelving space, radiators, windows to front aspect

#### **BEDROOM 4**

With carpet, sink set into vanity units, window to rear aspect, radiator

#### **BEDROOM 5**

With carpet, shower cubicle, window to front aspect, radiator

#### **WC**

With wood effect flooring, WC, wash hand basin, radiator, obscured window to rear aspect

#### **BATHROOM**

With 3 piece suite to include; basin set into vanity unit, bath with shower over, WC, heated towel rail, storage cupboards providing shelving space, radiator, windows to rear aspect

#### **STAIRS AND LANDING LEADING TO SECOND FLOOR**

#### **BEDROOM 6**

With original wooden flooring, exposed beams, window to front aspect

#### **BEDROOM 7**

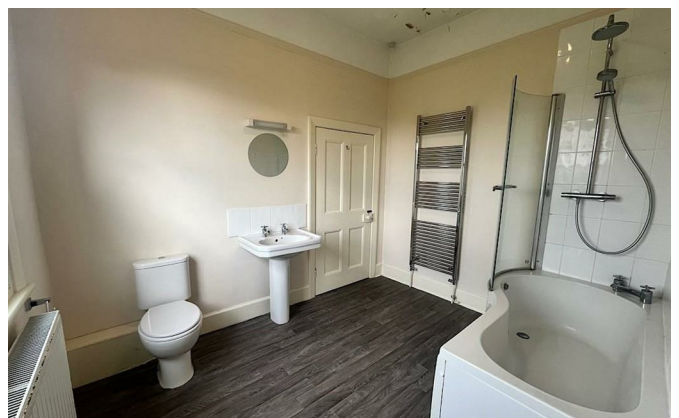
With original wooden flooring, window to front aspect, built in storage

#### **GARDENS AND OUTSIDE**

Gravelled driveway and parking for multiple cars, front lawn. Three outbuilding, oil tank, WC to side. To the rear the property benefits a generous garden, gravelled path with tiered lawns with established shrubs and trees.

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**We're available 7 days a week**

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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