



# THE KNOLL

STATION ROAD | CLIVE | SY4 3LD





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Wem (4 miles) | Baschurch (6 miles) | Shrewsbury (8 miles) | Telford (19 miles) | Wrexham (22 miles)  
(all mileages are approximate)

AN ATTRACTIVE AND RECENTLY MODERNISHED FOUR-BEDROOM  
DETACHED FAMILY HOME WITHIN 1/2 ACRE GARDENS FEATURING A  
VERSATILE DETACHED STUDIO

Over 2,100 sq ft of Recently Modernised Living Accommodation  
Gardens ext. to approx 0.48ac  
Detached Studio with Conversion Potential (STPP)  
Abutting Open Countryside  
Much Sought After Village Location



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Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

The Knoll is an attractive and generously proportioned four-bedroom detached family home offering over 2,100 sq ft of recently modernised and flexibly arranged living accommodation ideally suited to larger families.

The property perches in an elevated position within gardens which extend, in all, to around 0.48ac and offer a pleasant outlook to the south across open fields, whilst featuring expanses of lawn, attractive seating areas, ample parking space, and a selection of mature floral and herbaceous beds.

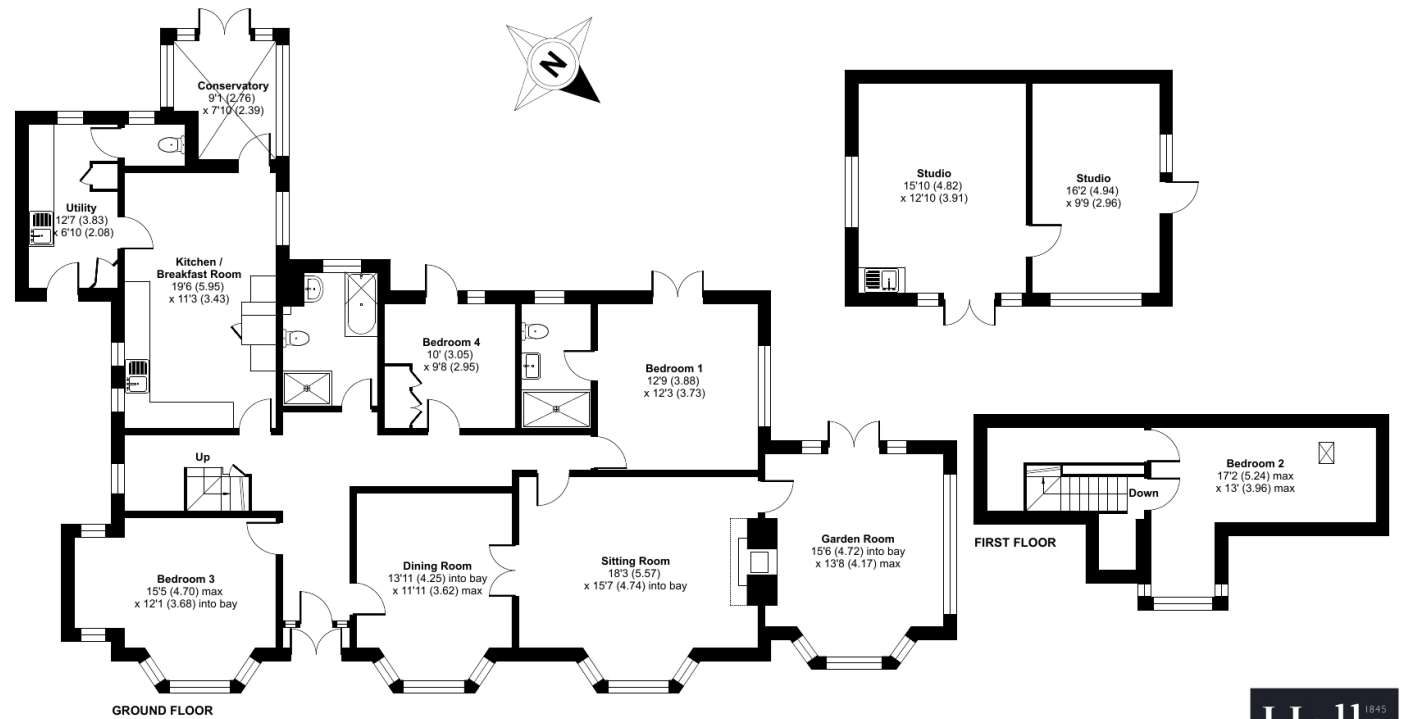
Notably, The Knoll also boasts a detached outbuilding currently utilised as a home studio, but which could be converted to serve dependent living needs or provide a passive income.

## SITUATION

The Knoll occupies a particularly pleasant, elevated position within the much sought after village of Clive, which boasts a range of day-to-day amenities, including School, Village Hall, and Church, whilst retaining a convenient proximity to the county town of Shrewsbury, which sits some 9 miles to the south and offers a comprehensive offering of amenities, including cultural and artistic attractions. Rail links are provided by nearby stations situated in Yorton and Wem, with the A5 and A49 allowing for travel to the wider area.

## PROPERTY

The property is principally accessed into an Entrance Hall, from where an interconnecting series of three reception rooms lead off to the right and provide a wonderfully sociable setting ideal for entertaining and family moments alike, with a versatile Dining Room moving through to a welcoming Sitting Room with large bay-window overlooking the front and ample space for seating arranged around a multi-fuel burner, and from where doors lead into a bright and airy Garden Room with views across the gardens and door which exits onto the same.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1440063

Also accessed from the Entrance Hall is a spacious Kitchen/Breakfast Room featuring a stylish fitted kitchen comprising a selection of shaker-style base and wall units accompanied by a planned seating area positioned before a window which looks west across open fields. From the Kitchen, doors leads respectively into a useful Utility Room which secondary doors onto the side of the property, and a compact Conservatory with double-doors out to the gardens.

The Bedrooms are conveniently arranged across two floors, allowing for comfort for those with mobility concerns; with the ground floor featuring three of the four Bedrooms, one of which benefits from an attractively appointed En-Suite Shower Room and with the remainder served by a Family Bathroom comprising both a Shower Cubicle and a Bath. Stairs rise to a first floor containing the final Bedroom, this enjoying elevated views across the village and the countryside beyond.



## GARDENS

The gardens are a particularly notable feature of the property and extend, in all, to around 0.48ac, whilst immediately adjoining open countryside to the south and enjoying far-reaching views across the celebrated Shropshire landscape.

Accessed via double-opening gates onto a substantial parking area arranged around a florally decorated turning circle, with a secondary road access provided to the property via the neighbouring property.

The gardens are predominately lawned but have been carefully maintained and improved to feature a range of floral and herbaceous beds, alongside mature trees and attractive seating areas which represent an ideal space for outdoor dining and entertaining, or for simply appreciating the idyllic nature of the setting.

## GARAGE / WORKSHOP

Positioned alongside the driveway is a detached outbuilding currently utilised as a studio, but which could readily serve a variety of onward usages, be that as a home gym, external office, or treatment room, and which may offer scope for conversion into an annexe or similar, thus allowing for interest from multi-generational buyers or for those seeking a passive income (STPP). The studio has a plumbed sink and waste, allowing for ease in connection with any potential conversion.

## SCHOOLING

The property is conveniently situated for a number of well-regarded state and private schools, including Clive CofE Primary, St.Peters CofE Primary, Thomas Adams School, Baschurch CofE Primary, The Corbet School, Ellesmere College, Packwood Haugh, and Adcote School for Girls.

## 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, gas, drainage, and electric, alongside PV panels owned by the property.

## LOCAL AUTHORITY

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

## COUNCIL TAX

Council Tax Band – E

## DIRECTIONS

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Leave Shrewsbury to the north via Ellesmere Road, passing through the villages of Albrighton and Preston Gubbals, and keeping right as the road forks in Harmer Hill. Around 1.2 miles after Harmer Hill, take a right hand turn (signposted Broughton Church) towards Yorton, turning left at the T junction beneath the railway bridge onto Station Road. Proceed on Station Road for a further 0.5 miles and the property will be situated on the right.

## N.B.

PP was granted in 2023 for an extension to the southern end of the property



## 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.



