



ELM HOUSE

3 THE ORCHARD | CLIVE | SHREWSBURY | SY4 3JR





ELM HOUSE

3 THE ORCHARD | CLIVE | SHREWSBURY | SY4 3JR

Shrewsbury 6.3 miles | Telford 21.5 miles
(all mileages are approximate)

AN EXCEPTIONAL AND BEAUTIFULLY PRESENTED DETACHED FAMILY HOME, WITH STUNNING LANDSCAPED GARDENS AND DETACHED DOUBLE GARAGE, IN A SOUGHT AFTER VILLAGE LOCATION.

Popular rural location
Immaculately presented throughout
Recently upgraded and enhanced accommodation
Driveway and double garage
Beautiful gardens



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

T: 01743 236444

E: shrewsbury@halls.gb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury proceed North along Ellesmere Road (A528) through Harmer Hill following signs to Wem. Proceed along and on reaching a set of cross roads take the right turn signposted Clive. Follow this lane through to the village, proceed straight up High Street and as the road bares around to the right, take the left turn into The Orchard.

SITUATION

The property is situated close to the centre of this sought after village which is surrounded by beautiful open countryside. The village itself is popular due to its amenities including a medical centre, church, primary school and village hub, whilst also being in close proximity to some lovely walks along Grinshill and Corbett Woods and only 3/4 mile to Yorton Train Station. Further amenities can be found at the market town of Wem which include a good range of shops, excellent schools and a rail service. Commuters are well placed for a number of regional centres which include Shrewsbury, Telford, The Potteries and Chester.

PROPERTY

This impressive three-storey home has been thoughtfully improved and meticulously finished to an exacting standard, offering spacious, versatile accommodation with an excellent balance of elegant reception rooms, superb family living space and beautifully appointed bedrooms.

The welcoming reception hall immediately sets the tone, featuring attractive limestone flooring and access to the principal rooms. The study has been enhanced with bespoke Oliver and Barr fitted furniture, creating a stylish and practical home-working space, while the separate family room provides further flexible living accommodation and enjoys a lovely bay window overlooking the front garden.



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1502860



The generous living room is a particularly attractive space, with oak flooring, cornicing, recessed lighting and a wall-mounted living-flame gas fire. Glazed double doors open directly onto the rear sun terrace, creating an easy connection between the indoor and outdoor entertaining spaces, with windows to two elevations providing lovely views over the gardens.

At the heart of the home is the outstanding kitchen/dining room. Recently refitted with a superb

Oliver & Barr kitchen, it features limestone flooring, bespoke Shaker-style cabinetry, Caesarstone work surfaces and an extensive range of integrated Neff appliances. A substantial central island provides an excellent focal point for both cooking and socialising, while French doors open directly onto the rear terrace and gardens. The adjoining utility room has been fitted in a complementary style, continuing the quality cabinetry and finishes and providing excellent practical space.



A cloakroom completes the ground floor.

From the reception hall, the staircase rises to the first floor, where the principal bedroom suite provides a wonderful private retreat. The generous bedroom is complemented by a separate dressing room and a recently upgraded en suite shower room, finished with high-quality fittings and an impressive walk in Vado shower.

Two further double bedrooms are found on this floor, both enjoying pleasant outlooks, and are served by the beautifully appointed family bathroom. This spacious bathroom includes a bath together with a separate glazed shower enclosure, providing excellent flexibility for family life.

The second floor provides a further impressive double bedroom of exceptional proportions, together with a walk-in dressing room and its own en suite shower room. This floor offers an excellent degree of privacy and could work particularly well as a guest suite, teenager's retreat or additional principal bedroom.

OUTSIDE

Outside, the property is equally impressive. The front garden is beautifully landscaped and predominantly laid to lawn, with mature trees and established planting creating a private space. A paved terrace and pathway lead around to the rear of the property.



The rear garden has been thoughtfully designed for both relaxation and entertaining, with a substantial paved sun terrace providing an ideal setting for alfresco dining and summer gatherings. Beyond the terrace are immaculate lawns bordered by beautifully established and well-stocked shrubbery beds, creating a mature and attractive garden setting.

A private tarmac driveway provides generous parking and leads to the detached double garage, while gated access to both sides of the property provides convenient access between the front and rear gardens.

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

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Guildhall, Frankwell, 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 outgoings whether mentioned in these sale particulars.

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.

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.



