



DOLPHIN COTTAGE

1 HIGH STREET | CLIVE | SHREWSBURY | SY4 3JL





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Shrewsbury 8.8 miles | Telford 19.3 miles
(all mileages are approximate)

A TRULY IMPRESSIVE PERIOD FAMILY HOME, THOUGHTFULLY
EXTENDED AND BEAUTIFULLY PRESENTED, WITH SUPERB INDOOR-
OUTDOOR LIVING, IMPRESSIVE GARAGING AND STUNNING GARDENS.

Striking period home
Immaculately presented and enhanced accommodation
Fantastic flexible living space
Gated driveway and large garage
Delightful large walled gardens



Shrewsbury Office

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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 Dolphin Cottage (number 1) will be found on the left hand side.

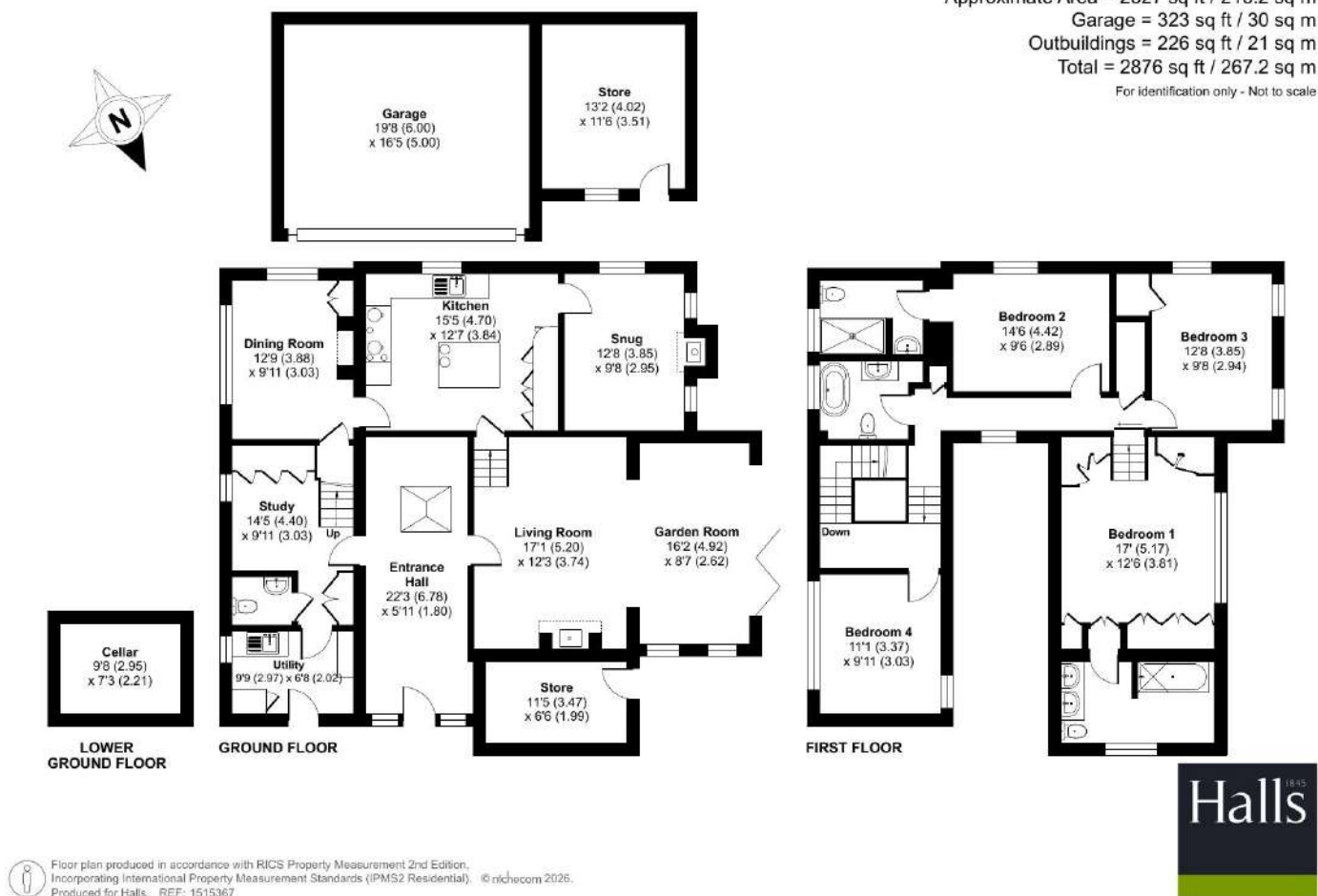
SITUATION

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

Believed to have been originally built for the local quarry master, Dolphin Cottage is a stunning and beautifully enhanced period house, combining an abundance of original character with a superb level of contemporary refinement. The current owners have thoughtfully updated, extended and reconfigured the property to create a truly exceptional family home, offering generous and beautifully appointed accommodation arranged over two floors and presented throughout in immaculate decorative order.

A welcoming reception hall, with attractive exposed stonework, provides access to the principal living spaces and immediately establishes the character and quality found throughout the house.



The exceptional living room is a particularly impressive space, featuring a handsome fireplace with log-burning stove and flowing seamlessly into the recently constructed garden room. Designed to make the most of the beautiful gardens, this light-filled extension features bi-folding doors opening directly onto the outside terrace and overlooking the delightful walled gardens beyond - creating a superb space for both everyday family life and entertaining.

The stunning Neptune kitchen is beautifully appointed with bespoke dual-tone cabinetry, including a fabulous larder cupboard, complemented by an excellent range of Neff appliances and extensive Silestone work surfaces. A substantial central island provides an excellent focal point together with additional storage and workspace. The kitchen is both highly practical and exceptionally stylish, perfectly suited to modern family living.



There are two further reception rooms, currently arranged as a cosy snug with its own log-burning stove and a formal dining room. Completing the ground floor is a useful study/inner hall, guest cloakroom and well-equipped utility room.

To the first floor are four generous bedrooms, including an impressive principal bedroom with a wealth of built-in storage and a beautifully appointed en-suite bathroom. Bedroom two also benefits from a refitted en-suite shower room, complete with a large walk-in shower. Two further bedrooms are served by a modern family bathroom, fitted with a contemporary white suite.

OUTSIDE

The approach to Dolphin Cottage is particularly attractive, with twin timber gates opening onto a sweeping driveway, which extends to the property and provides ample parking as well as access to the large garage, fitted with an electric door.

The walled gardens are a delightful feature of the property, providing an excellent degree of privacy and creating a wonderfully established setting. Expansive flowing lawns are bordered by mature shrubbery beds, while a number of secluded seating areas provide ideal spots in which to relax and enjoy the surroundings. Some of these areas also benefit from lovely views across the neighbouring countryside.

Adjoining the garage is a substantial and highly useful workshop, benefiting from both power and lighting and offering excellent additional space for hobbies, storage



or practical use.

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. The property also has the benefit of solar panels.

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 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. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate 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 £36 (including VAT) per purchaser.



