



# THE MOLEHOLE

HIGH STREET | CLIVE | SHREWSBURY | SY4 3JL





# THE MOLEHOLE

HIGH STREET | CLIVE | SHREWSBURY | SY4 3JL

Shrewsbury 6.3 miles | Telford 19.2 miles  
(all mileages are approximate)

AN INCREDIBLY IMPRESSIVE DETACHED BUNGALOW, OFFERING  
SPACIOUS MODERN FAMILY LIVING SET IN A BEAUTIFUL AND PRIVATE  
LOCATION IN THE POPULAR VILLAGE OF CLIVE.

Wonderfully well-presented accommodation  
Offering superb modern family living space  
Long driveway leading to the property  
Private parking area and detached garage  
Stunning gardens and views



**Shrewsbury Office**

2 Barker Street, Shrewsbury, Shropshire,  
SY1 1QJ

**T:** 01743 236444

**E:** [shrewsbury@hallsgb.com](mailto:shrewsbury@hallsgb.com)

Viewing is strictly by appointment with the selling agents

## DIRECTIONS

What3Words - ///poses.fondest.binders

From Shrewsbury, take the A528 Ellesmere Road through the village of Harmer Hill. At the next crossroads, turn right signposted for Yorton/Clive. Follow the road down the hill, under the railway bridge at Yorton station and bear left to Clive. In the village, turn left immediately before the red telephone box. Continue down the driveway and the Molehole is the first bungalow on the right hand side.

## SITUATION

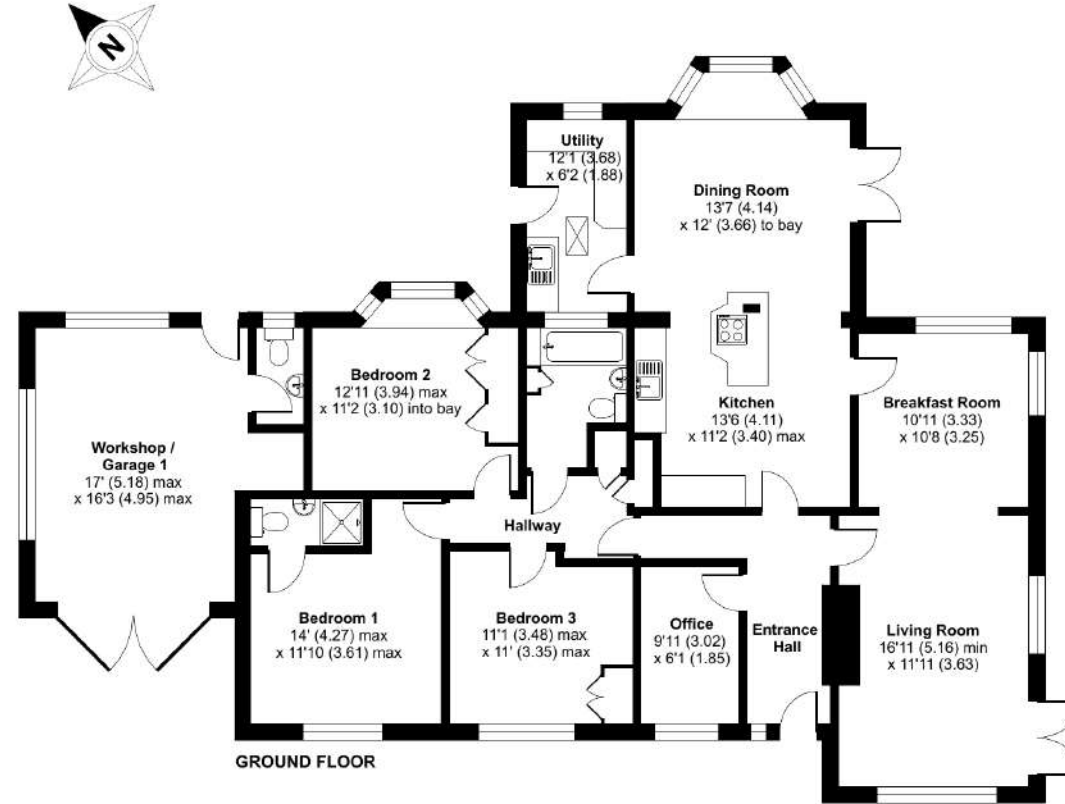
Clive stands to one side of beautiful Grinshill Hill which offers panoramic views across Shropshire. This rural county offers excellent walking, horse riding and cycling opportunities together with abundant wildlife. The village is considered to be one of the most exclusive and popular villages in North Shropshire. Amenities include a Primary School, a stunning Church and a medical centre.

Situated in between the A49 and the A528, the village is served by regular bus services to Wem, Whitchurch and the historic county town of Shrewsbury.

The area is well served by both independent and state schools including Thomas Adams, Ellesmere College, Packwood Haugh, Prestfelde Preparatory School, Shrewsbury sixth form college, Shrewsbury School and Shrewsbury High School.

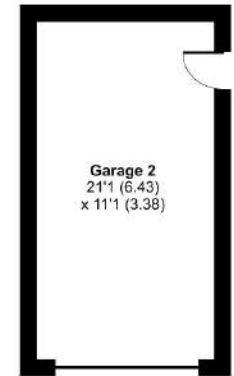
## PROPERTY

The Molehole is an impressive and spacious bungalow offering superb family living set in a beautiful, private and peaceful location whilst enjoying countryside views and excellent outdoor space.



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: 1430470

Approximate Area = 1500 sq ft / 139.3 sq m  
Garages = 499 sq ft / 46.3 sq m  
Total = 1999 sq ft / 185.7 sq m  
For identification only - Not to scale



The property provides versatile living throughout. At its heart is a lovely open plan kitchen and dining area ideal for both family living and entertaining with an adjoining utility room. A light, bright sitting/dining room extends from the front of the property to the back offering views from three sides.

There are four bedrooms in total including a principal bedroom with en-suite shower room. There is also a well appointed family bathroom. One of the bedrooms offers flexibility for use as a study/ home office.



## OUTSIDE

The Molehole is approached via the privately owned driveway with expansive gardens to the front, sides and rear. There is a garage/workshop attached to the property as well as a separate garage to the rear and ample room for parking.

The mature gardens are a particular feature with beautiful trees and shrubs. Patio areas to the side and rear provide ideal spots for outdoor dining. Of particular note is the lower part of the garden which has previously had planning permission for a separate dwelling offering exciting potential for future development, subject to any necessary consents.

This potential building plot has water, gas and mains drainage already in-situ.

## 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 – D



### 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.

### 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.



