



SAMUEL WOOD

The Coach House, Grinshill, Shrewsbury, Shropshire, SY4 3BN

Asking Price £750,000



The Coach House,

Grinshill, Shrewsbury, Shropshire, SY4 3BN



- Fully Renovated High Specification Home
- Extensive Plot 0.37 Acre with Landscaped Gardens
- Stunning Kitchen with Neff Appliances
- Four Bedrooms including Luxury En-Suite
- Underfloor Heating and Hive Controls
- Private Gated Driveway with Intercom
- Lovely Rural Position with Views
- Feature Log Burner in the Living Room
- Integral Double Garage and Driveway
- EPC Rating D

Situated in the sought-after village of Grinshill, The Coach House is a beautifully renovated period home combining character, privacy and modern luxury. Set within an extensive landscaped plot and accessed via electric gates with intercom, the property enjoys a peaceful setting with lovely rural views and a high degree of privacy. Grinshill offers a welcoming village community with a village hall, church and cricket club, while the surrounding countryside provides excellent walking opportunities including the popular routes around Grinshill Hill and nearby Corbet Wood with its well-known picnic area. Despite its tranquil setting, the property remains conveniently located approximately eight miles north of Shrewsbury and around thirteen miles south of Whitchurch, providing easy access to a wider range of shops, restaurants, schools and amenities. Offering generous parking, an integral double garage and high specification interiors throughout, The Coach House presents a superb lifestyle opportunity in an attractive Shropshire village setting.

The accommodation begins with a spacious reception hall creating an impressive welcome, along with a convenient ground floor cloakroom/WC. The living room provides a warm and inviting space, featuring a striking wall with log burner and double doors opening onto the rear garden. Positioned between the living room and kitchen is a separate dining room, offering an ideal setting for formal dining or entertaining.

The stunning kitchen has been newly fitted and finished to a high specification with quartz worktops and integrated Neff appliances including an electric hob, double oven and microwave. The kitchen also benefits from electric blinds and underfloor heating, while a separate utility room with rear access provides additional practicality.

Upstairs, the property offers four well-proportioned bedrooms including a superb principal bedroom with a stylish en-suite featuring glass sliding doors and underfloor heating. A contemporary family bathroom serves the remaining bedrooms, while the landing features engineered oak flooring and electric Velux windows which flood the space with natural light. There is also useful under-eaves storage.

Externally, the property sits within a generous and beautifully landscaped plot next to the village church. A gravel driveway provides parking for four to five vehicles and leads to the integral double garage, while the electric gated entrance ensures both privacy and security. The gardens provide a wonderful outdoor space from which to enjoy the peaceful surroundings and countryside views.







Directions

What3words: [///icebergs.major.eventful](https://www.what3words.com/icebergs.major.eventful)

Services: We understand that the property has mains oil heating, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 29 Mbps & Ultrafast 900 Mbps
Results provided by Ofcom and correct at time of listing

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

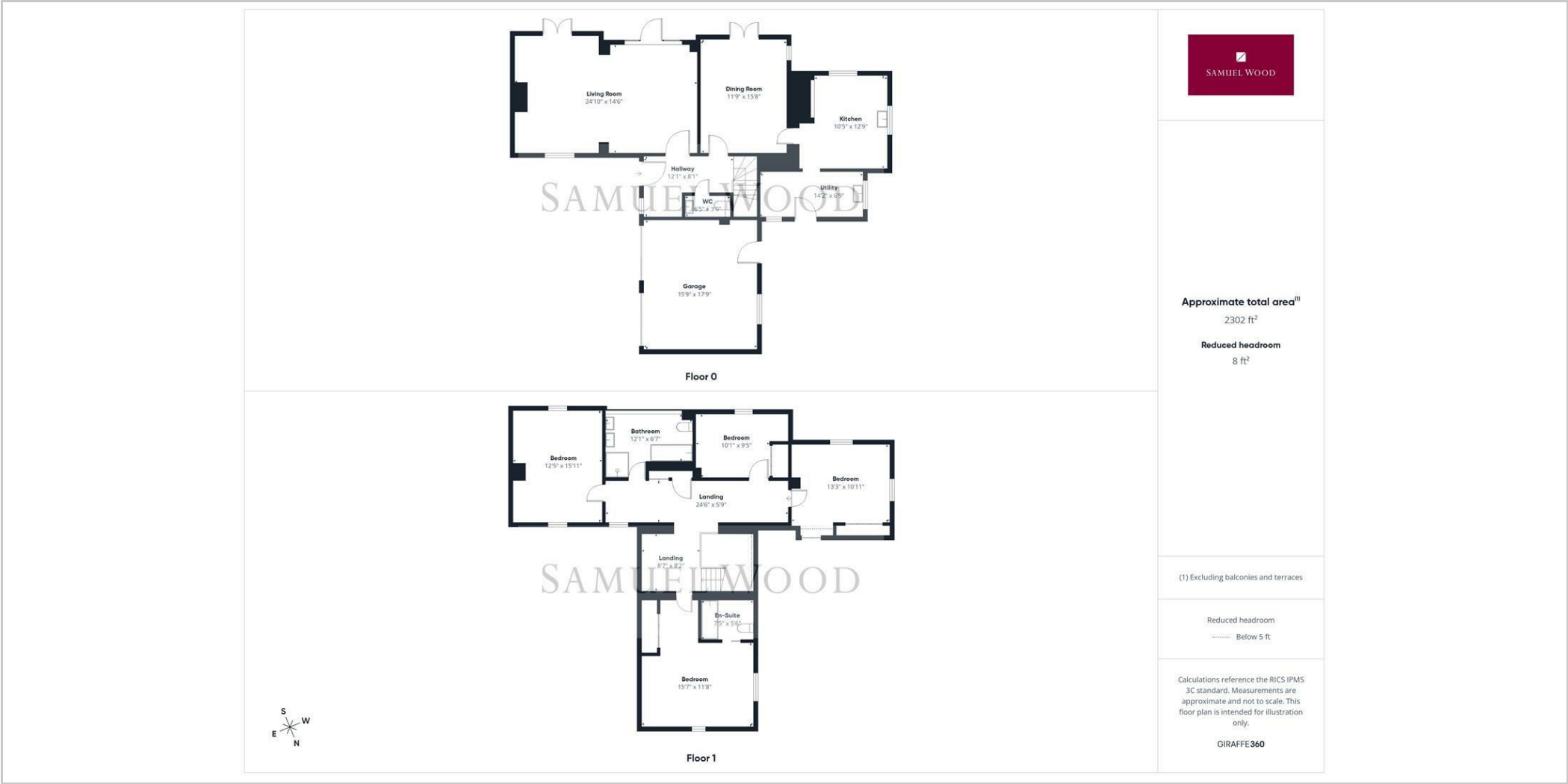
Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.







We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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