

HOLLANDS COTTAGE

Grinshill | Shrewsbury

barbers**RURAL**
rural surveyors & property agents





Hollands Cottage

The Hill | Grinshill | Shrewsbury
SY4 3BU

Shrewsbury town centre 10 miles | Shawbury 5 miles | Wem 4 miles
Whitchurch 12 miles | Telford 20 miles
Yorton station 1.5 miles | M54 motorway 20 miles | Stafford station 31 miles

A charming four bedroom sandstone cottage with
breathtaking countryside views situated in an idyllic
rural location

Extended sandstone cottage

Four bedrooms, master bedroom with en-suite

Family kitchen, three reception rooms

Partially constructed garden room

Requiring some modernisation

Triple garage with rooms above, adjoining store

Outbuilding including stable

Gardens and paddock. 2.12 Acres (0.86 Ha) in all

Phenomenal far-reaching views

The Location

Hollands Cottage is found on a peaceful unmade country lane on the outskirts of the popular village of Clive. Whilst Clive is only a small village, it does have an active community with a primary school, doctors' surgery, social club and church.

One of the property's most exceptional features is its direct access to the beautiful Grinshill countryside. Stepping straight from the back door, you can enjoy an extensive network of off-road footpaths and bridleways leading across Grinshill and the surrounding farmland – a rare opportunity to have such wonderful walking and riding quite literally on your doorstep.

From the summit of Grinshill, spectacular panoramic views stretch across Shrewsbury and the Shropshire Plain to the hills of South Shropshire, making it one of the county's most rewarding vantage points and a haven for walkers, nature lovers and those seeking the tranquillity of the countryside.

The county town of Shrewsbury, which is popular with both shoppers and tourists, is only ten miles south and offers extensive social and leisure facilities together with an excellent selection of schools.

The market town of Wem is slightly further north and offers a smaller, yet comprehensive, range of facilities.

Commuters will find the property is well placed for access to a number of commercial centres, with the M54 and A5 providing excellent links north towards Oswestry and Chester and south to the West Midlands. The nearby railway station at Yorton offers regular services to Shrewsbury, Crewe and beyond, while two bus routes serve the village, ensuring the property is exceptionally well connected despite its peaceful rural setting.

There are a number of well-respected equestrian facilities and competitions venues in the area including Tushingham Arena, Radfords Equestrian Centre, Berriewood Farm and The Isle Farm ride.

The House

Occupying an enviable elevated position on the picturesque slopes of Grinshill, this charming sandstone cottage enjoys an idyllic setting with far-reaching views across the surrounding countryside. Situated along a quiet restricted byway with very little passing traffic, the property offers a peaceful rural lifestyle whilst presenting an exciting opportunity for a new owner to create a truly special home.

Originally a much smaller cottage, the property has been thoughtfully extended over the years to provide generous family accommodation. Although it has been unoccupied for a number of years and would now benefit from modernisation and refurbishment, it offers tremendous scope for buyers to update and personalise to their own taste.

The heart of the home is the well-appointed kitchen, fitted with an attractive range of wooden units and featuring a Redfyre range cooker, which provides cooking facilities together with partial central heating. Adjoining the kitchen is a spacious family room with an open fireplace, creating a welcoming living space. Double doors lead through to a partially constructed garden room, where the base, walls and oak frame have already been completed, allowing buyers opportunity to finish this impressive addition to the property.

To the rear, the original character of the cottage is evident with a separate dining room and a comfortable sitting room, providing flexible living accommodation full of charm.

The first floor offers four well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and an en-suite shower room. Three further bedrooms provide ample space for family living, guests or home working.

The property now requires general refurbishment, including redecoration, updating of the central heating system and completion of the conservatory, but represents an exceptional opportunity to restore and enhance a character home in a sought-after rural location. With its attractive sandstone elevations, generous accommodation and spectacular countryside views, this is a property with immense potential to become a wonderful family home.





The Gardens

The gardens lie to the front and side of the house and are mainly laid to lawn with established planting around the property. Offering a blank canvas, they provide excellent scope for further landscaping, additional planting or the creation of outdoor entertaining areas.

Outbuildings

Adjacent to the house is a substantial triple garage with an adjoining store room, providing garaging and storage. Above, the first floor has been partially converted to create flexible accommodation including a basic kitchenette and an unfinished open-plan bathroom. Subject to the necessary planning consents and building regulations, this space offers excellent potential for self-contained ancillary accommodation, ideal for multi-generational living, guest accommodation, a holiday let, games room or home office.

Beyond the gardens is a timber outbuilding incorporating open-fronted stores, a stable, storage area and attached chicken run.

The Land

Situated to the front of the house, the land is divided into two paddocks. Although currently somewhat overgrown, they could easily be reinstated for grazing horses or livestock, incorporated into the gardens or managed as amenity land.

The grounds are enhanced by a number of mature trees and a small area of woodland, adding privacy and wildlife interest.

The property as a whole extends to 2.12 Acres (0.86 Ha).



Method of Sale

For sale by Private Treaty as a whole.

Tenure

We are advised that the property is freehold with vacant possession on completion. Tenure will be confirmed by the vendors' solicitor during pre-contract enquiries.

Services

Mains water and electric are connected. Drainage is to a private septic tank, this has not been inspected and no warranty or guarantee is given as to the compliance of this system. Central heating partially from oil-fired Redfyre, partially electric storage heaters.

We are advised that the above services are available. The Agents have not tested any apparatus, equipment, fittings, etc, or services to this property so cannot confirm that they are in working order.

Easements and Rights of Way

Access to the property is via a restricted byway which provides access to a number of properties.

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cable, drains and water, gas or other pipes, whether referred to in the Sales Particulars or not, and to the provisions of any Planning Scheme or County or Local Authorities without obligations on the part of the vendors or their Agents to specify them.

Fixtures and Fittings

These sales details are for descriptive purposes only and the vendors reserve the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

Plans, Areas and Schedules

These are based upon the Ordnance Survey and the Rural Payments Agency digital land maps. The information is provided for reference purposes only. The buyer shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND.

Viewing

Viewing is strictly by appointment with Barbers Rural, Market Drayton office.

Tel: 01630 692500 Email: sales@barbers-rural.co.uk

Council Tax Band

Band E

EPC

Rating E

Location

Postcode: SY4 3BU

What3words: ///scooters.enhances.plunger

Misrepresentations

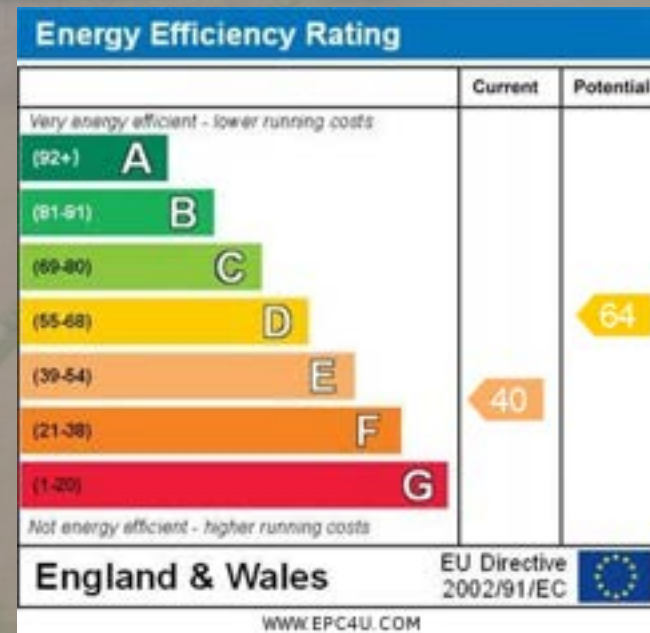
Barbers Rural give notice that:

The particulars are set out as a general outline only for the guidance of the intended purchaser and do not constitute, nor constitute part of, any offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and intended purchaser(s) shall not rely on them as statements or representations of fact, they must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Barbers Rural has any authority to make or give any representations or warranty whatsoever in relation to this property.

15178 3.09.26



barbersRURAL

rural surveyors & property agents

Smithfield House

Smithfield Road

Market Drayton

Shropshire

TF9 1EW

01630 692500

info@barbers-rural.co.uk

Valuations | Landlord & Tenant | Farm Finance | Compensation Claims
Grants and Subsidies | Planning & Development | Dispute Resolution
Expert Witness | Succession and Tax Planning | Property & Estate Management

Committed to promoting

rural prosperity

www.barbers-rural.co.uk