



1 BARLEYCORN BARNS

GRINSHILL | SHREWSBURY | SY4 3BJ





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Shrewsbury 9.2 miles | Oswestry 18.3 miles | Telford 19.6 miles
(all mileages are approximate)

A STUNNING GRADE II LISTED BARN CONVERSION, BEAUTIFULLY
APPOINTED AND IMMACULATLY PRESENTED THROUGHOUT, SET WITH
LOVELY GARDENS IN THIS SOUGHT AFTER RURAL VILLAGE.

Most desirable rural locality
Greatly enhanced accommodation
Lovely character features
Superb gardens
No onward chain



Shrewsbury Office

2 Barker Street, Shrewsbury, Shropshire,
SY1 1QJ

T: 01743 236444

E: shrewsbury@hallsgb.com

Viewing is strictly by appointment with the selling agents

DIRECTIONS

From Shrewsbury proceed north on the A49 in the direction of Whitchurch. Proceed along the A49 passing through the village of Hadnall and continue for a further 1.9 miles and turn left signposted "Grinshill, Clive & Yorton". Continue along this road to the village of Grinshill. Proceed into the village, passing the red telephone box and the left turn to the property will be seen after a short distance on the left hand side.

SITUATION

1 Barleycorn Barns is situated in a sought after and unspoilt area in the popular village of Grinshill, which is well known for its lovely stone properties and surrounding countryside walks including Corbet Wood, Beechwood and Grinshill Hill. The villages of Clive (1 mile) and Grinshill have a primary school, doctor's surgery, Village Halls, Churches and a vibrant community-run Hub. The property is within easy motoring distance of Wem (4 miles) and Shrewsbury (6 miles), both of which, have an excellent range of local shopping, recreational and educational facilities. Shrewsbury, Wem and Whitchurch have main railway stations linked to Crewe, Manchester, Birmingham, North and South Wales with Yorton station (2 miles) is the local stop. There are excellent road links providing easy access to Birmingham, Manchester, Chester and Liverpool.

PROPERTY

Set within the heart of the highly regarded rural village of Grinshill, this stunning Grade II Listed barn conversion has been sympathetically improved to create a beautiful home that blends characterful features with contemporary living.

The current owners have undertaken numerous enhancements, resulting in thoughtfully designed and greatly enhanced accommodation throughout. Original features including striking exposed timbers, brickwork



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1407385

and sandstone are showcased alongside modern finishes, creating a warm yet refined feel.

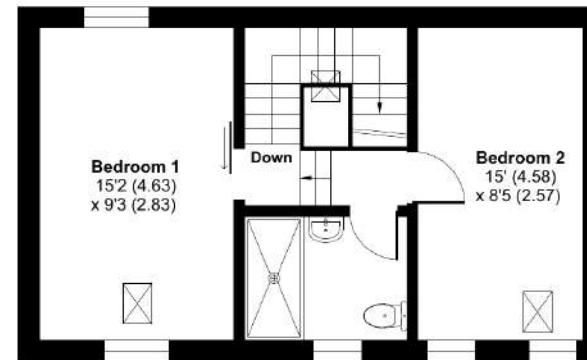
The ground floor is accessed via a bright and welcoming entrance space, finished with elegant herringbone flooring which continues throughout. The living room offers a cosy focal point with a cast iron bio-fuel stove, while the spacious kitchen-diner is superbly appointed with soft-close units, solid oak

worktops and a range of integrated appliances, making it ideal for both everyday living and entertaining.

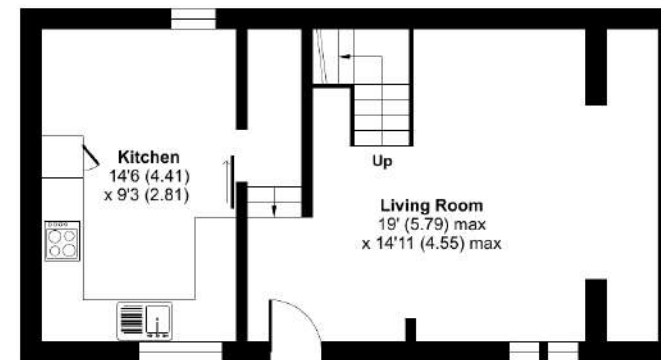
To the first floor, vaulted ceilings enhance the sense of space and light. There are two generous double bedrooms, served by a recently refitted, luxuriously appointed shower room featuring a contemporary

Approximate Area = 813 sq ft / 75.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR





white suite and a striking walk-in shower with drench head.

OUTSIDE

Externally, the property benefits from two designated parking spaces along with a shared visitor space. The gardens are a particular highlight, featuring mature shrubbery beds and borders, neatly flowing lawns and a raised decked terrace, perfect for socialising and alfresco dining. A variety of established trees, including fruit trees, add further charm and privacy.

GENERAL REMARKS

FIXTURES AND FITTINGS

All furnishing are available by separate negotiation.

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 and drainage are understood to be connected. Oil fired central heating. None of these services have been tested.

LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

COUNCIL TAX

Council Tax Band – B



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.



