

# The Cottage Gooseberry Lane Grinshill Shrewsbury SY4 3BB



**4 Bedroom House - Detached**  
**Offers In The Region Of £495,000**

## The features

- IMPRESSIVE 4 BEDROOM DETACHED CHARACTERFUL HOUSE
- SET IN EXCELLENT PLOT WITH ESTABLISHED GARDENS
- LOUNGE, SITTING ROOM AND FABULOUS OAK PANELLED DINING ROOM
- 4 BEDROOMS AND BATHROOM
- VIEWING HIGHLY RECOMMENDED.
- WEALTH OF ORIGINAL FEATURES - GRADE II LISTED
- ENVIABLE VILLAGE LOCATION
- KITCHEN WITH AGA, UTILITY AND CELLAR
- DOUBLE GARAGE AND PARKING



### \*\*\* CHARMING 4 BEDROOM DETACHED COTTAGE \*\*\*

A unique opportunity to purchase this picture perfect, 4 bedroom Grade II listed, detached cottage which offers a wealth of charm and character and is set in good sized gardens - offered for sale with no upward chain.

Occupying an enviable position in the heart of this much sought after North Shropshire village ideally placed for commuters with ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge and Sitting Room each with open fireplaces, fabulous wood panelled Dining Room, Kitchen with Aga, Utility and Shower Room. On the First Floor is the principal Bedroom with Balcony providing a lovely aspect over the garden, 3 further Bedrooms and Bathroom.

The property has the benefit of a wealth of original features, oil central heating, driveway with parking, double garage and large established gardens.

Viewing highly recommended

## Property details

### LOCATION

The property occupies an enviable position in the heart of this small North Shropshire Village, ideally placed for commuters with ease of access to the A5/M54 motorway network. There are good local facilities in the nearby village of Hadnall which has general store/post office, public house, restaurant, church and primary school and is a short drive from the market Town of Wem and County Town of Shrewsbury.

On the doorstep are beautiful walks around Grinshill and Clive and there is a railway station in the nearby hamlet of Yorton.

### RECEPTION HALL

Feature stone covered entrance with wooden door opening to Reception Hall with stone floor.

### SHOWER/CLOAKROOM

With suite comprising shower cubicle, wash hand basin and WC. Complementary tiled surrounds and door giving access to

### CELLAR

with steps leading down and providing good storage space.

### LOUNGE

having window overlooking the gardens, feature cast iron fire surround with open grate, radiator.

### WOODEN PANELLED DINING ROOM

A lovely characterful room with feature wood panelling and exposed ceiling timbers, brick fireplace with open grate and windows to the side and rear overlooking the gardens.

### SITTING ROOM

with window to the side, feature brick fireplace with open grate and wooden surround, window overlooking the gardens, radiator.

### KITCHEN

fitted with range of cream fronted shaker style units housing deep glazed Belfast style sink with mixer taps set into base cupboard. Further range of cupboards and drawers with work surfaces over and space and point for cooker with extractor hood over. Tiled surrounds and matching eye level wall units. Chimney breast recess housing Aga cooking range, quarry tiled floor, exposed ceiling timbers and window overlooking the rear.

### UTILITY ROOM

with continuation of units incorporating single

drainer sink set into base cupboard with work surface extending to the side with space for appliances and eye level wall units. Oil central heating boiler, exposed ceiling timber, quarry tiled floor, window overlooking the garden and door to rear.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to the First Floor Landing with window to the rear and off which lead

### BEDROOM 1

A generous double room with window to the front and double opening French doors leading onto balcony with a lovely aspect over the gardens. Period fireplace (currently boarded), radiator.

### BEDROOM 2

another generous double room with window to the front with lovely aspect over the gardens, exposed boarded floor, radiator.

### BEDROOM 3

with window to the side, radiator. Door opening to

### BEDROOM 4

A lovely characterful room with two walls having exposed timbers, window overlooking the rear with aspect across to the hill. Radiator.

### BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin and WC. Windows to the rear with aspect to the Hill, radiator.

### OUTSIDE

The property occupies an enviable position tucked away on Gooseberry Lane approached over driveway with parking for several vehicles and leading to the DOUBLE GARAGE with twin up and over doors, power and lighting. To the rear of the Garage is a covered log store area.

The Gardens are a particular feature of the property being laid extensively to lawn with an abundance of well stocked flower, shrub and herbaceous beds with a range of specimen trees and hedging. To the bottom of the garden are double opening wrought iron gates giving access to the lane and which could provide additional parking/access if required.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that mains water, electricity and drainage are connected. Heating is oil fired.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band F - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'My Simple Mortgage' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk/buy/mortgage-calculator/) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





## **The Cottage Gooseberry Lane, Grinshill, Shrewsbury, SY4 3BB.**

**4 Bedroom House - Detached**  
**Offers In The Region Of £495,000**





Floor 0



Floor 1



**Approximate total area<sup>m</sup>**

1651 ft<sup>2</sup>

153.4 m<sup>2</sup>

**Reduced headroom**

28 ft<sup>2</sup>

2.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Judy Bourne

**Director at Monks**

judy@monks.co.uk

## Get in touch

**Call.** 01743 361422

**Email.** info@monks.co.uk

**Click.** www.monks.co.uk

## Shrewsbury office

10a-11 Shoplatch,  
Shrewsbury, Shropshire, SY1

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
- Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.