



MONKS

Grinshill Hall
Grinshill
SY4 3BL

8 bedroom House - Detached property
Offers in the region of £1,250,000







*** IMPOSING COUNTRY HOME - WITH LARGE WALLED GARDENS ***

Set in lovely walled gardens of just under 1 acre is Grinshill Hall - a charming and imposing Grade II Listed 8 bedroom period home affording spacious and versatile accommodation over 3 floors.

Occupying an enviable position on the edge of this pretty and popular North Shropshire village which is surrounded by open countryside and offering wonderful walks, particularly around the famous Grinshill hill. Being ideally placed for commuters with ease of access to the A5/M54 motorway network and the County Town of Shrewsbury being a short drive away.

The accommodation briefly comprises Reception Hall with oak staircase, Drawing Room, Lounge with feature fireplace, Sitting Room, large farmhouse Breakfast/ Kitchen with Aga cooking range, Utility and Boot Room. On the First Floor are 6 Bedrooms and 2 Bathrooms with an additional 2 Bedrooms on the Second Floor.

The property has a wealth of original features including moulded cornicing, period fireplaces, oak staircase and exposed boarded floors and is set in the most delightful walled gardens with extensive lawns and charming 2 story Folly which is listed.

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LOCATION

The property occupies a truly enviable location affording stunning aspects to Shropshire's finest countryside. Set in the heart of this extremely popular North Shropshire Village with additional facilities in the neighbouring villages. The County Town of Shrewsbury is approximately 6 miles away. There are facilities at nearby Clive which inc Doctors, School and there is a bus service to Shrewsbury and Wem. Grinshill is also ideally placed for access to the A5/M54 network.

RECEPTION HALL

Stone steps lead up to feature pillared covered entrance with large oak door opening to the Reception Hall with original patterned tiled floor and oak staircase.

DRAWING ROOM

with large walk in bay window with outlooks over the lawns and open countryside beyond. Cast iron log burner set onto hearth, original moulded cornicing and exposed oak boarded floor, radiator.

LOUNGE

again with large walk in bay window with outlooks over the garden and open countryside beyond. Feature marble fireplace housing cast iron log burner, parquet wood block floor, radiator.

SITTING ROOM/HOME OFFICE

with double opening French doors leading onto paved terrace and with open aspect over the garden and the hill beyond. Boarded floor, radiator.

FARMHOUSE STYLE KITCHEN

A generous sized room being naturally well lit by two sash windows to the front and further window to the rear, with range of cream fronted shaker style units comprising cupboards and drawers with work surfaces over and large Aga cooking range. To the width of one wall are a range of dresser units with ample storage and shelving. Quarry tiled floor and two radiators.

KITCHEN/UTILITY ROOM

with further cream fronted shaker style units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with space for appliances. Quarry tiled floor, window overlooking the front, the gardens and open countryside beyond.

BOOT/BOILER ROOM

with oil central heating boiler and ample storage.

REAR HALL

which runs along the back of the house with door to the garden. Secondary enclosed staircase to the First Floor, original servants bells and off which lead

WALK IN PANTRY

with shelving and window to the rear.

CLOAKROOM

with WC and wash hand basin, window to the rear.

CELLAR

Steps lead down to this fabulous space - providing 3 individual storage rooms with original stone barrel slab and servants wash room.

FIRST FLOOR LANDING

From the Reception Hall the oak staircase with spindles leads to the First Floor Landing with large sash window providing a lovely aspect over the front lawn and far reaching open countryside views.

PRINCIPAL BEDROOM

A large and elegant room having bay window to the front with far reaching views. Period fireplace with open grate, original ceiling cornicing, radiators.

EN SUITE BATHROOM

with shaped panelled bath with shower over, wash hand basin and WC. Tiled surrounds, radiator, sash window to the front.

DRESSING ROOM/NURSERY BEDROOM

with access from the en suite Bathroom this good sized room is fitted with hanging rails and shelving and has great versatility of use. Period fireplace with storage to the side, radiator.

BEDROOM 3

A large double room with sash window to the front with far reaching views, moulded cornicing, radiators.

BEDROOM 4

Another large double room with window with outlooks over the garden, moulded cornicing, radiators.

BATHROOM

with suite comprising panelled bath with shower unit over, wash hand basin set into vanity with storage, WC. Heated towel rail/radiator.

BEDROOM 5

with window to the front with lovely open aspect, radiator. Shower cubicle.

BEDROOM 6

with window to the rear, radiator. Bedrooms 5 and 6 are linked and could easily provide Bedroom and Sitting Room if required.

SECOND FLOOR LANDING

Staircase continues to the Second Floor Landing with sash window to the front with fabulous uninterrupted rural views, oak boarded floor and off which lead

BEDROOM 7

with window to the front with un-interrupted views, oak boarded floor, radiator.

BEDROOM 8

again with window to the front and un-interrupted views, oak boarded floor radiator. Two large walk in wardrobe/storage cupboards.

OUTSIDE

The property is set back from the road and approached over twin gated access with sweeping gravelled driveway which provides ample parking and hardstanding for numerous vehicles. The Front Garden is laid to shaped lawn with a range of inset specimen trees and to the side well stocked flower, shrub and herbaceous beds with ornamental garden pond. Divided from the roadway by brick walling.

Access through to gated courtyard with open fronted garaging, 3 large brick built



stores/workshops and outside WC. Covered rear entrance portico with door to house.

The Rear Garden is a particular feature being laid extensively to two lawns with a range of mature specimen trees. Large paved sun terrace immediately adjacent to the house.

The gardens are completely walled and offer a great level of privacy and to the rear of the garden is the feature two storey 'listed' Follie.

GENERAL INFORMATION

TENURE

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

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

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

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' 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) 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



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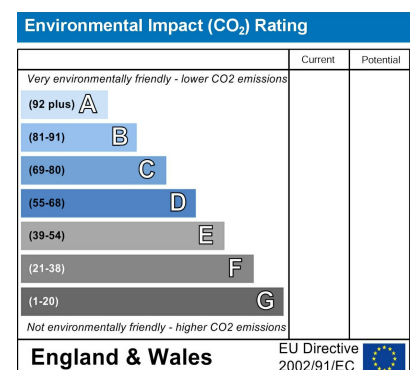
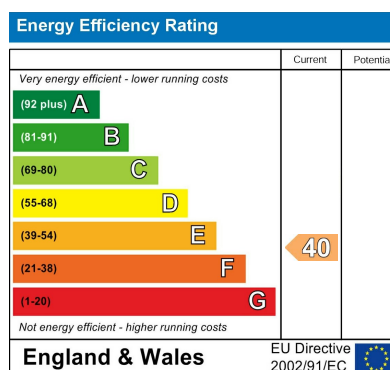
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We're available 7 days a week

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

Honest, Original, Motivated, Empathetic



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