



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

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.





