



A wonderful family home with enchanting gardens

**Dunsmore, Grinshill, Shrewsbury, Shropshire, SY4 3BW**

Freehold





### Location

Dunsmore is situated in the charming, sought after and unspoilt north Shropshire village of Grinshill which is nestled at the foot of the beautiful wooded hill of the same name offering a series of peaceful woodland trails with panoramic views over south Shropshire and the Welsh Borders from the top. While semi-rural, the house is well situated for easy access to the county town of Shrewsbury and the A49, A5/M54 for commuting by road and rail to the Midlands and North West business centres.

The house is south facing with uninterrupted views over the surrounding countryside. The traditional village and the surrounding parish have changed little over the years and has an active community based around the church and village hall. The neighbouring village of Clive has a well-attended primary school and doctors surgery.

Wem is five miles away offering a range of day to day amenities including a butcher, baker, chemist, supermarket and selection of public houses. Shrewsbury is approximately seven and a half miles to the south west and has a good selection of high street shops, boutique shops, restaurants and bars, Theatre Severn and the Quarry Park which holds a number of events throughout the year.

There are a number of highly regarded schools in the area including St Peters C of E Primary School, Prestfelde Preparatory School, Thomas Adams School, Ellesmere

College, Shrewsbury School, Shrewsbury High School and Packwood Haugh.

Yorton Railway Station (1.2 miles) provides a service to Shrewsbury and Crewe. Wem station offers direct trains to Manchester whilst Crewe offers direct services to London Euston. Approximate travel times are: Crewe to London 1 hour and 30 minutes, Wem to Manchester 1 hour and 15 minutes.

### Accommodation

Dunsmore is a beautifully presented family home offering comfortable, modern- day living with an easy flow of light and attractive rooms. This delightful property stands in the privacy of beautiful mature gardens, extending to approximately 1.25 acres, with unspoilt views to the south and Grinshill Hill behind. Dating from 1920's, the house is built of local Grinshill stone and has been fully re-rendered with French doors and balconies opening to the south facing aspect. It still retains many period features including exposed Grinshill stone walls, pitch pine doors, staircase and stone fireplaces which blend with the contemporary styling.

A large, glazed entrance porch with vaulted ceiling, provides access into the quarry tiled hallway. The hallway leads into the bespoke kitchen which is well equipped with a range of fitted cupboards and units with granite worktops. There is a large central island, an integrated fridge, and dishwasher, and an oil fired, four oven AGA with warming plate companion.











There is a useful utility room off with an integrated freezer.

The kitchen dining area opens out into a large family room with solid wood flooring, dual aspect windows and French doors opening onto a separate York stone patio area.

The drawing room is a particularly elegant room with a large stone open fireplace fitted with a wood burning stove and leads to a garden room with doors to the south facing terrace. The adjoining room shares the same aspect, with French doors leading onto the rear terrace and would work well as a sitting or dining room.

Off the family room is a sitting room or fifth bedroom with French doors and a shower room and WC off. Beyond is a study area which could be adapted to a kitchen to create a self-contained annexe if required.

Also off the family room is an office or play room which benefits from a dual aspect, feature Grinshill stone walls and French doors leading outside to a York stone area.

A boot room and WC complete the ground floor accommodation.

Upstairs there are four bedrooms, three of which enjoy the superb views towards the South Shropshire Hills. The principal bedroom has an en suite shower room along with French doors

opening to a wide south facing balcony. Bedroom two and three have French doors opening onto Juliette balconies. There is also a family bathroom.

### **Outside**

Dunsmore is approached through double gates that open to a spacious, gravel, parking area with separate double gates to create an in-and-out drive and a separate pedestrian gate. The house has complete privacy with an integral double garage with an electric door. Adjacent to the garage is a workshop.

There are electric points at both sets of double gates, the borders of the rear garden, the greenhouse and the shed.

The beautiful and varied gardens have softly curving, terraced lawns around herbaceous and mature tree borders and landscaped beds, well stocked with a selection of shrubs and specimen plants including rhododendron and azalea.

Above the south facing lawns is a York stone terrace and ornamental pond. To the west is a further lawn which is abundant with spring bulbs. To the east is an apple orchard leading to a lawn and at the bottom of the garden a greenhouse.







**Directions:** From Shrewsbury take the A49 heading north towards Whitchurch. Continue through the village of Hadnall and on leaving the speed restriction zone continue for 1.7 miles before turning left, signposted to Grinshill. Continue for 0.4 miles and the gates Dunsmore will be found on the left hand side.

**Tenure:** Freehold

**Services:** Mains water, electricity and drainage. Oil fired central heating.

**Local Authority:** Shropshire County Council- Band G.

The property is offered for sale by private treaty.

All fixtures, fittings and garden statuary are specifically excluded unless otherwise mentioned in these sale particulars.

The property will be sold subject to and with the benefit of all wayleaves,

easements and rights of way whether mentioned in these particulars or not.

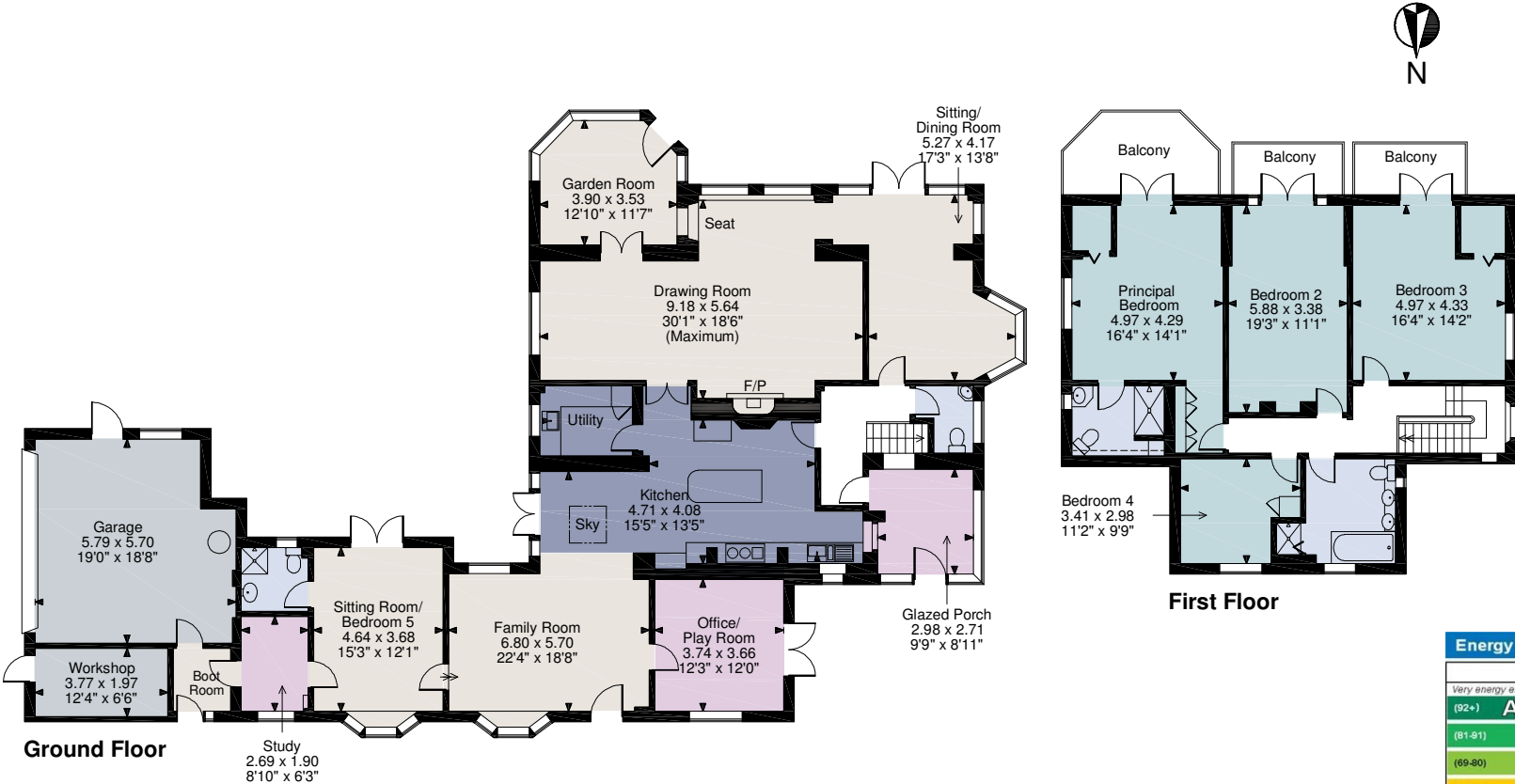
It should not be assumed that the property has the necessary planning, building regulations or other consents.

Savills have not tested any services, equipment or facilities. The Purchaser must satisfy themselves by inspection or otherwise.






Dunsmore, Grinshill  
Main House gross internal area = 3,367 sq ft / 313 sq m  
Garage gross internal area = 334 sq ft / 31 sq m  
Balcony external area = 196 sq ft / 18 sq m  
Total gross internal area = 3,701 sq ft / 344 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ □ Denotes restricted head height  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8496818/NGS

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A		85	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	55		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			
			

For identification only. Not to scale. ©

**Important notice** Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Brochure prepared : 2022:04 RR. Photographs taken : 2022:04 RR

