



## Grafton House, Grafton, Montford Bridge, Shrewsbury, Shropshire, SY4 1HH

**£565,000**

A glorious Grade II listed house of immense character, located in a beautiful hamlet just over 7 miles from Shrewsbury centre. Offering wonderful scope for improvement, the original timber framed building was enlarged in the early 18th Century and now provides versatile accommodation with 5 bedrooms plus two 1 bedroom apartments, excellent reception rooms, workshops, gardens and outbuildings.



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The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

The property has been a much loved family home for over 40 years and offers a variety of uses for potential owners. Either as a family home, ideal to provide accommodation for extended family. Two sections of the property have previously been let as individual one bedroom apartments which would provide excellent rental income. There are currently 5 bedrooms to the main residence with 4 additional attic rooms, a range of spacious reception rooms, 2 large integral workshops, out buildings, extensive driveway and mature gardens. The property is situated conveniently for Shrewsbury and road networks. The accommodation includes:

### Entrance Hall

Offering generous space with period tile flooring, **Cellar access.** To the right of the Hall lies the main accommodation.

### Living Room 17' 6" x 15' 11" (5.33m x 4.85m)

Fireplace with wood burning stove, patio doors leading to rear garden. Opening to

### Play Room 11' 5" x 6' 3" (3.48m x 1.90m)

Windows overlooking rear garden.

### Dining Room 17' 1" x 15' 6" (5.20m x 4.72m)

Ingenook fireplace with solid fuel Rayburn, window to the front, wealth of exposed timbers. Door to

### Kitchen 16' 7" x 7' 7" (5.05m x 2.31m)

Sink unit, 2 windows.

### Utility Room 13' 4" x 9' 5" (4.06m x 2.87m)

Side window.

### Large Inner Hall

From which secondary staircase leads to First Floor double doors to rear garden, door to

### Workshop 1

Range of windows and opening to

### Workshop 2

Window.

### Secondary staircase leads to First Floor

### Bedroom 1 13' 8" x 12' 5" (4.16m x 3.78m)

Wealth of exposed timbers, front window, wardrobe, wash basin.

### Bedroom 2 14' 5" x 12' 0" (4.39m x 3.65m)

Wealth of exposed timbers, window overlooking garden to the rear, built in wardrobe. Connecting door to Apartment Staircase with access to WC and wash basin.

### Bedroom 3 8' 2" x 8' 1" (2.49m x 2.46m)

Window to the front, wash basin.

### Family Bathroom

Bath, wash basin, WC and window to rear.

### Shower Room

Shower cubicle.

### Staircase to Second Floor

Generous split level landing and access to

### Attic Room 1 13' 6" x 10' 6" (4.11m x 3.20m)

Window to the front.

### Attic Room 2 10' 7" x 9' 10" (3.22m x 2.99m)

Window to the rear.

### Attic Room 3 15' 2" x 13' 9" (4.62m x 4.19m)

Window to the rear, connecting door to

### Attic Room 4 13' 8" x 13' 9" (4.16m x 4.19m)

Window to the front.

### To the left of the Entrance Hall

### Ground Floor Apartment

Could equally be part of the main accommodation, currently offering:

### Living Room 15' 2" x 13' 8" (4.62m x 4.16m)

Window to the side.

### Bedroom 13' 10" x 13' 8" (4.21m x 4.16m)

Dual aspect windows. Door to Rear Hall off which doors lead to

### Rear Hall

Off which doors lead to

### Kitchen 13' 3" x 5' 8" (4.04m x 1.73m) min 12'8" (3.86) max

Work surfaces, cupboards and sink unit, 2 windows and door to the side.

### Bathroom

Bath, wash basin, WC, window to the rear.

### Conservatory

Windows and door to the side.

### From the Entrance Hall

Original Square-well staircase rises to First and Second Floors and provides access to

### Apartment 2

### Kitchen 11' 0" x 8' 9" (3.35m x 2.66m)

Range of work surfaces, sink unit.

features a range of out buildings, to the side offers lawns with patio and provides excellent privacy.

**Living Room** 15' 2" x 14' 2" (4.62m x 4.31m)

Window to the side.

**Bedroom** 14' 2" x 13' 10" (4.31m x 4.21m)

Window to the side.

**En Suite Shower Room**

Wash basin and shower with window to the front.

**Outside**

The property is approached over driveway providing ample parking. The mature garden has been planted over the years by the present owners. Wrap round garden

**Conservatory**

Windows and door to the side.

**Directions**

From Shrewsbury take the A458 north turn left on to B5076 Baschurch Road, continue to Leaton turn left at the War Memorial signposted Montford Bridge, continue to the T junction turn right for Grafton, continue through Grafton at the finger post to Nibs Heath, turn left and the property will be found approximately 250 yards along on the right hand side.

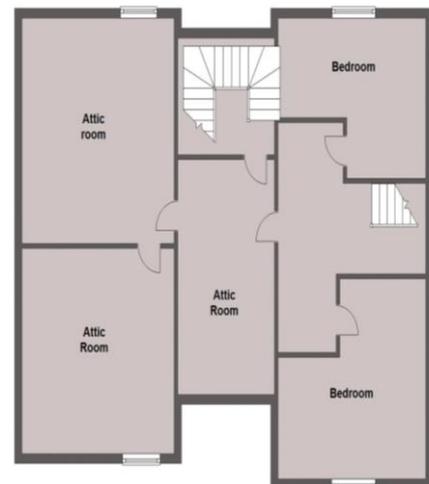
Ground Floor



First Floor



Second Floor



FLOOR PLANS FOR GUIDANCE ONLY



**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your Solicitor.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

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