



Zaza Johnson & Bath
Estate Agents

10a Shoplatch ■ Shrewsbury ■ SY1 1HL ■ Tel: 01743 248351 ■ Fax: 01743 249217 ■ Web: www.zjandb.com ■ Email: info@zjandb.com



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.



Grafton House, Grafton, Montford Bridge, Shrewsbury, Shropshire, SY4 1HH 2929

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)

Inglenook 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.



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**

VACANT POSSESSION UPON COMPLETION

FREE MORTGAGE ADVICE

Whether you are a first time buyer, moving home, buying as an investor or looking to save on your mortgage payments, you will benefit from some **free** no obligation mortgage advice.

To arrange an appointment with Stephen Bath of Bee Mortgages who is based at our office call us on **01743 248351**

Whole of Market, clear and relevant tailored to your individual needs and circumstances.

Your home may be repossessed if you do not keep up repayments on your mortgage