



Impressive Country Residence With Over 13 Acres

Self-Contained Annexe With Double En-Suite Bedroom

NO ONWARD CHAIN

4 Double Bedrooms (3 En-Suite)

Triple Garage/Conservatory

Superb Views Over Bettisfield Mosses

The Hollies Moss Lane
Bettisfield, nr Whitchurch SY13 2LS

Offers in the Region Of £1,095,000



The Hollies is a fine example of a large family home finished to a high standard with well proportioned and light and airy accommodation throughout.

The substantial grounds include 2 ponds, formal gardens, woodland and fields suitable for equestrian use. The location is superb and this spacious property backs directly onto Bettisfield Mosses (forming part of The Marches Mosses), which is designated a site of special scientific interest (SSSI). The Marches Mosses encompass the Fenn's, Whixall and Bettisfield National Nature Reserve (NNR) as well as Wem Moss NNR and Cadney Moss, covering around 2,500 acres in northwest Shropshire and north Wales.

If you appreciate the finer things in life, like the rural scene that unfolds before your very eyes as you drive to Bettisfield, then you will most definitely want to live here! Do not however think that you will be isolated - far from it; Bettisfield is a lovely, welcoming community with a mixture of properties of all types and ages, set amidst splendid rolling countryside on the Welsh/Shropshire border and within a stone's throw from the Shropshire Union canal.

The communication links are very good, with Chester (27.5 miles), Shrewsbury (18 miles), Oswestry (15.5 miles) and Wrexham (16 miles) within easy reach. The M56 is about 20 miles and there is a railway station at Whitchurch as well as Shrewsbury and Chester (London Euston about 2 hours). The market towns of Whitchurch (7 miles), Ellesmere (6.5 miles) and Wem (7 miles) each lie to the north east, west and south east.

Viewing: *If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566*

GROUND FLOOR

Reception Hall 24' 5" x 9' 11" (7.44m x 3.02m)
High gloss tiled floor with 'compass' insert.

Drawing Room 30' 8" x 16' 1" (9.34m x 4.90m)
Marble fireplace with log burner, shared with adjoining family room.

Family Room 25' 4" x 17' 1" (7.72m x 5.20m)
Bi-fold doors leading onto the sun terrace.

Dining Room 16' 0" x 11' 10" (4.87m x 3.60m)
A light and airy reception room.

Study 12' 9" x 8' 3" max (3.88m x 2.51m max)
Timber panelled cupboards housing book shelves.

Open Plan Kitchen/Diner/Family Room comprising: -
32' 2" x 29' 9" (9.80m x 9.06m)

Kitchen 16' 10" x 14' 2" (5.13m x 4.31m) and 10' 8" x 5' 7" (3.25m x 1.70m)
Sink inset in double thickness marble worktop with drawers and cupboards below, island unit and extensive range of quality top brand fitted appliances.

Dining/Family Area 29' 9" x 14' 1" (9.06m x 4.29m)
5 sets of french double doors leading to the sun terrace/rear garden.

Walk-In Cloaks Cupboard 9' 9" x 2' 11" (2.97m x 0.89m)
Side Hall 9' 5" x 8' 5" (2.87m x 2.56m)

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



Cloakroom 6' 0" x 4' 7" (1.83m x 1.40m)

Wash hand basin and WC.

Utility Room 15' 3" x 8' 0" (4.64m x 2.44m)

Range of base units and full height storage cupboards.

FIRST FLOOR

Galleried Landing 20' 0" x 10' 0" (6.09m x 3.05m)

French doors leading onto balcony.

Principal Bedroom 25' 6" min x 19' 3" (7.77m min x 5.86m)

and 8' 9" x 6' 2" (2.66m x 1.88m) 2 balconies overlooking the rear garden.

En-Suite Dressing Room 12' 9" x 3' 11" (3.88m x 1.19m)

Extensive range of fitted wardrobes.

En-Suite Bathroom 9' 10" x 8' 9" (2.99m x 2.66m)

Bath, separate shower, wash hand basin and WC.

Bedroom 2 18' 3" x 16' 0" (5.56m x 4.87m) narrowing to 10' 3"

Connecting door from Annexe.

En-Suite Wet Room 10' 7" x 5' 1" (3.22m x 1.55m)

Mains mixer shower unit, wash hand basin and WC.

Bedroom 3 16' 1" x 10' 9" (4.90m x 3.27m)

Range of fitted wardrobes.

En-Suite Shower Room 8' 4" x 7' 3" (2.54m x 2.21m)

Shower unit and glazed screen, wash hand basin and WC.

Bedroom 4 16' 0" x 11' 9" (4.87m x 3.58m)

Range of fitted wardrobes.

Family Bathroom 14' 9" x 9' 10" (4.49m x 2.99m)

Villeroy and Boch fittings, waterproof TV above bath, wash hand basin, bidet, WC and luxury enclosed shower/steam cubicle with twin seats.

SELF-CONTAINED ANNEXE

Access via external staircase or via second bedroom from main house.

Open Plan Sitting Room/Kitchen Area: -

Sitting Room 16' 7" x 12' 2" max (5.05m x 3.71m max)

French double doors leading to balcony.

Kitchen Area 9' 1" min x 7' 11" (2.77m min x 2.41m)

Range of fitted appliances.

Bedroom 5 12' 1" max x 10' 10" (3.68m max x 3.30m)

En-Suite Shower Room 12' 1" max x 10' 10" (3.68m max x 3.30m)

Shower cubicle, wash hand basin and WC.

OUTSIDE

Large driveway with parking for numerous vehicles and leading to the triple garage.

Formal gardens surround the property and a large, terraced area at the rear for al fresco dining, with views over woodland and pond with foot bridge and fountains.

Further pond with billowing fountain and path allowing access to paddocks. Field shelter, tractor store, further timber storage sheds, aviary, ornamental ponds with fountains and a variety of statues and temple obelisk are all included.

Triple Garage Block comprising: -

Double Garage 24' 6" x 18' 0" (7.46m x 5.48m)

Single Garage 18' 0" x 10' 7" (5.48m x 3.22m)

Conservatory 16' 5" x 8' 7" (5.00m x 2.61m)

Brick Bar 12' 5" x 9' 11" (3.78m x 3.02m)

Includes barbeque area.

Covered Verandah 18' 1" x 16' 5" (5.51m x 5.00m)

Services

Mains water and electricity. Cesspit.

Central Heating

Mains water and electricity.

Council Tax

Band I

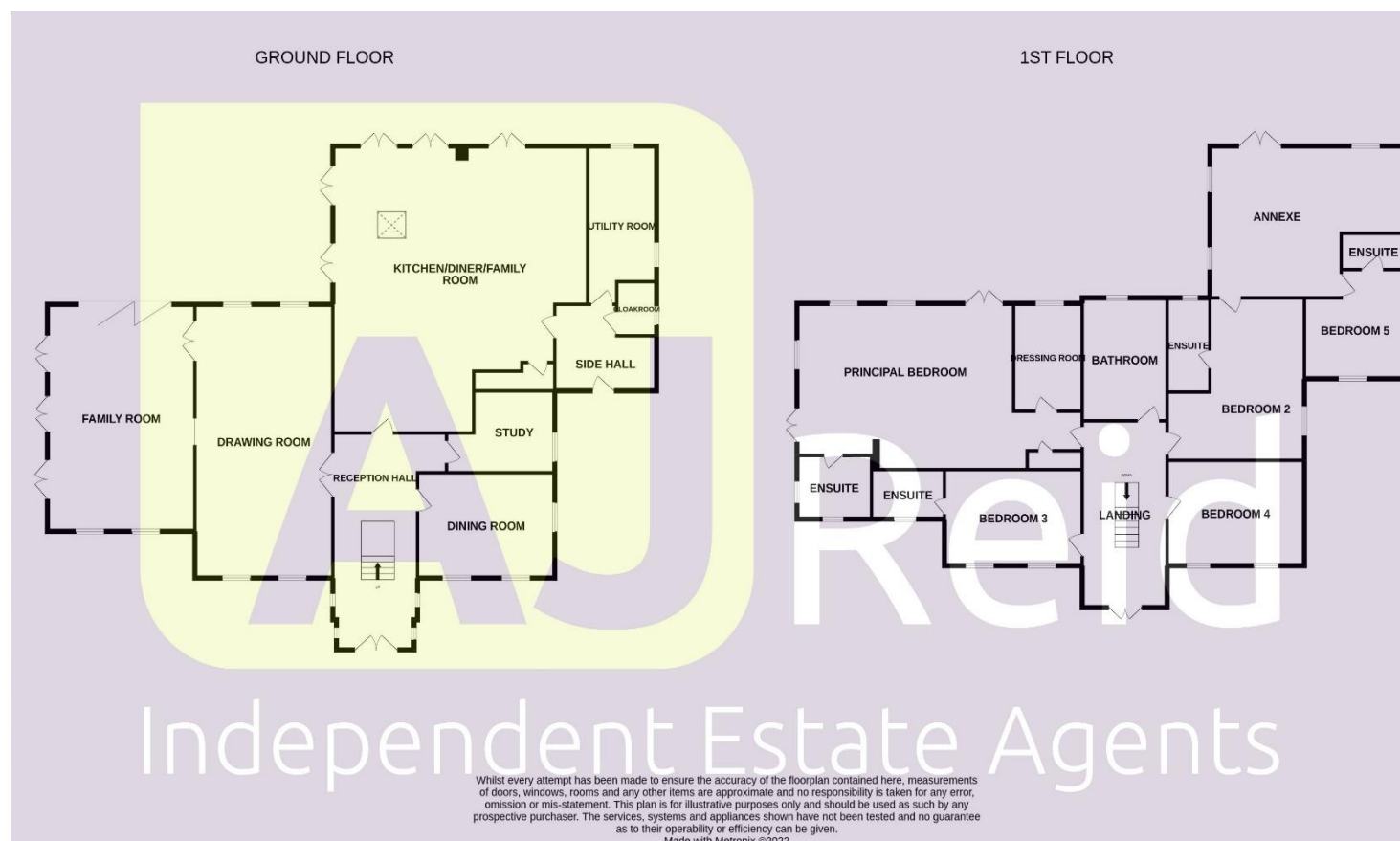
Tenure

Freehold

Agents Note

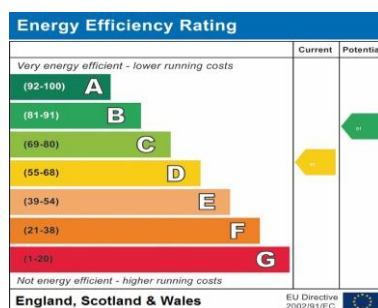
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Directions: From Whitchurch, proceed out of town on Wrexham Road and at the roundabout with the bypass, proceed straight over (second exit) onto A525, signposted for Wrexham. Proceed for about a mile and turn left along A495, signposted for Ellesmere. Continue through Bronington, following the road for about 4 miles and then turn left, signposted for Bettisfield. Proceed past the church, past the village hall, over the canal bridge and first left into Cadney Lane. At the end of the road turn left, and the property will be seen behind a brick wall and remote control wrought iron gates.

Legislation Requirement: To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.



Referral Arrangements: We are paid an Introducers Fee of £120 incl. VAT per conveyancing transaction referred to and signed up by certain Conveyancers and we earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.

