



The Hollies, Edstaston, Wem, SY4 5RG

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The Hollies, Edstaston, Wem, SY4 5RG

Offers In Region Of £695,000



- Four bedroom detached country home
- Set in approx. 3.5 acres of idyllic grounds
- Four paddocks & two stables with storage
- Two double garages with conversion potential

- Beautifully maintained mature gardens
- Full of character and charm
- Stunning Countryside Views
- EPC E, Council Tax Band F



The Hollies is a charming four bedroom detached country property set in approximately 3.5 acres of idyllic grounds, featuring four paddocks, two stables with store and two double garages, ideal for conversion into extra living accommodation or holiday rentals, subject to the necessary consents. Surrounded by mature gardens with a greenhouse, vegetable patches and orchard, this beautiful home has been thoughtfully extended and lovingly maintained during the current ownership, showcasing a wealth of period charm including timber beams and traditional latch doors throughout. Inside, the lounge, although large has a cosy feel and features a Clearview multi-fuel burner, creating a warm and welcoming atmosphere. The kitchen/breakfast room, large boot room with utility and downstairs shower room offer practicality, while the generous conservatory offers a tranquil spot to enjoy the views over the delightful gardens. Upstairs, you will find four good size bedrooms including the master bedroom with en suite and a family bathroom completes the accommodation.

Whether you're dreaming of a family home with room to grow or a country escape, The Hollies offers a fantastic opportunity. With its beautiful setting, versatile outbuildings, and charming character throughout, this is a home that promises both lifestyle and potential in equal measure.



LOCATION

The property is situated in the rural hamlet of Edstaston, which is less than 2 miles from the North Shropshire market town of Wem offering facilities for daily requirements with leisure and recreational facilities including a football and cricket club, both primary and secondary schools, train station and doctor's surgery. The village of Prees which benefits from a train station, convenience store/post office, newsagents, doctors surgery, hairdressers, recreational facilities and a highly regarded primary school is around 2 miles away. The larger centres of Shrewsbury, Telford, Chester, Wrexham and Crewe are all within 14 - 26 miles.



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TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains electricity and water are available. Oil central heating. Private drainage via septic tank. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

DIRECTIONS

From Whitchurch proceed on the B5476 towards Wem for approximately 6 miles, continue on through Quina Brook and the property can be found after a short distance on the right hand side.

LOCAL AUTHORITY

Council Tax Band F. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC E. The full energy performance certificate (EPC) is available for this property upon request.

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

WH37758 22425



LOUNGE

20' 1" x 15' 3" (6.12m x 4.65m)

CONSERVATORY

15' 7" x 11' 8" (4.75m x 3.56m)

KITCHEN/BREAKFAST ROOM

19' 4" x 16' 3" (5.89m x 4.95m) max

UTILITY/BOOT ROOM

13' 3" x 10' 5" (4.04m x 3.18m)

MASTER BEDROOM

12' 5" x 10' 9" (3.78m x 3.28m)

BEDROOM TWO

11' 8" x 11' 1" (3.56m x 3.38m)

BEDROOM THREE

13' 0" x 7' 5" (3.96m x 2.26m)

BEDROOM FOUR

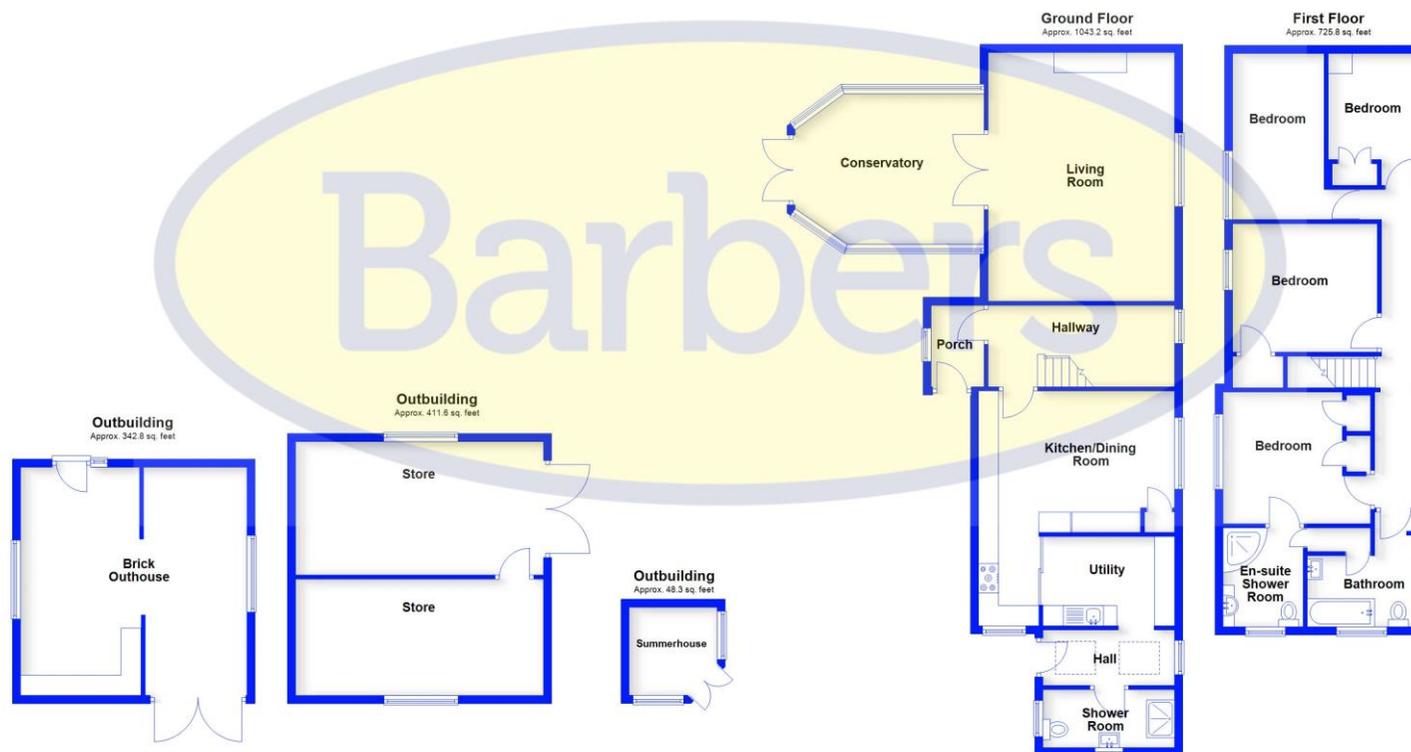
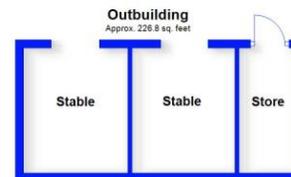
10' 5" x 7' 3" (3.18m x 2.21m)

GARAGE 1

20' 3" x 20' 3" (6.17m x 6.17m)

GARAGE 2

18' 5" x 18' 5" (5.61m x 5.61m)



Total area: approx. 2798.5 sq. feet



WHITCHURCH
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