



Helping *you* move



## Treliggan, Hollinwood, Whixall, SY13 2NP

A spacious detached bungalow set in a peaceful rural village, with gardens adjoining open fields. With double garage, off road parking and fantastic potential for modernisation.

Offers in the Region of  
**£355,000**



# Treliggan, Hollinwood, Whixall, SY13 2NP

## Overview

- Spacious Detached Bungalow
- Three Bedrooms
- Double Garage and Off Road Parking
- Rural Location
- Potential for Modernisation
- Good Size Garden adjoining fields
- Two Reception Rooms
- No Upward Chain
- EPC E
- Council Tax Band D



Set in a rural location, this spacious detached bungalow is offered for sale with no upward chain and provides a great opportunity for those looking to modernise a property and make it their own. With off road parking and lovely gardens that adjoin open fields, this home blends peaceful surroundings with practical living in a desirable setting. Inside, the accommodation begins with an entrance porch leading to a hallway and the main lounge features a cosy log burner- perfect for chilly evenings. The kitchen has an adjoining dining area offering a sociable layout, complete with a quarry-tiled floor and doors opening out to the garden. Through an archway you will find a second lounge with another woodburner, ideal for relaxed family time or a quiet retreat. There are three well-proportioned bedrooms, including a master with en suite shower room, as well as a family bathroom. There is also a useful loft space, currently divided into two separate areas. Outside, there is off road parking along with a double integral garage. The rear garden enjoys views over fields and is mainly laid to lawn with a patio area and a variety of mature shrubs and trees.

## LOCATION

The property is located next to the village green in Hollinwood, a rural hamlet of Whixall which has a renowned nursery and primary school. It is approximately 5 miles from the market towns of Whitchurch and Wem, both offering a variety of local independent shops, schools, supermarkets and other major retailers. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Shrewsbury, Telford, Wrexham, Chester and Crewe are all within approximately 14 to 26 miles.





#### TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

#### LOCAL AUTHORITY

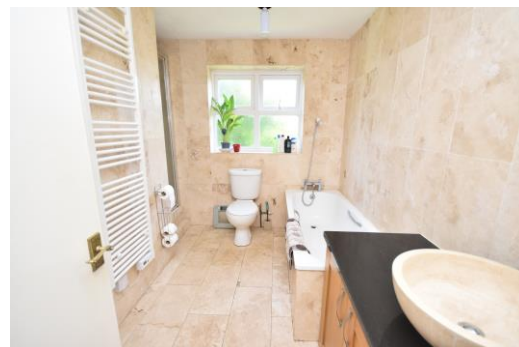
Council Tax Band D. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

#### SERVICES

We are advised that mains electricity, water and drainage are available. Electric central heating. 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/>

#### VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



#### DIRECTIONS

From Whitchurch proceed on the B5476 towards Wem. At the village of Tilstock turn immediately before the Horseshoes Inn and travel towards Whixall. Upon entering Hollinwood Treliggan stands on the right hand side by the village green.

#### 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.

#### METHOD OF SALE

For Sale by Private Treaty.

#### AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

#### AGENTS NOTE

The current owner states that the land has the benefit of a right to pass and repass over the private roadway between the Property and nearest publicly maintained road at all times of the day and night and with or without vehicles of any description for all purposes in connection with the use of the Property as a private dwelling. The right claimed is not included in the registration of the property. The claim is supported by statutory declarations dated 20th November 2009.

WH37779 14525



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix 6/2025

**LOUNGE**  
14' 1" x 14' 4" (4.29m x 4.37m)

**KITCHEN/DINING**  
13' 0" x 18' 1" (3.96m x 5.51m)

**SITTING ROOM**  
13' 6" x 7' 7" (4.11m x 2.31m)

**BEDROOM ONE**  
9' 4" x 14' 4" (2.84m x 4.37m)

**BEDROOM TWO**  
9' 9" x 9' 4" (2.97m x 2.84m)

**BEDROOM THREE**  
11' 2" x 9' 8" (3.4m x 2.95m)

**BATHROOM**  
9' 8" x 6' 1" (2.95m x 1.85m)

**LOFT SPACE ONE**  
17' 8" x 9' 0" (5.38m x 2.74m)

**LOFT SPACE TWO**  
9' 0" x 7' 1" (2.74m x 2.16m)

**DOUBLE GARAGE**  
19' 2" x 18' 3" (5.84m x 5.56m)

## Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week. Get in touch today! Tel: 01948 667272

34 High Street, Whitchurch, SY13 1BB  
Tel: 01948 667272  
Email: [whitchurch@barbers-online.co.uk](mailto:whitchurch@barbers-online.co.uk)



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.