



# HOLLY FARM

Whixall, Whitchurch

**Rickitt**  
Partnership

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## Modern detached home with a range of outbuildings

Modern detached family house ♦ Five bedrooms ♦ Family bathroom & separate shower room ♦ Three reception rooms ♦ A wide range of useful outbuildings ♦ Set within approx. just under three acres ♦ EPC C

### Description

Holly Farm is a unique property, offering a delightful and well presented modern five bedroomed detached family home with three reception rooms. The farm has been used as a small holding business, with an extensive range of useful outbuildings, which subject to planning, could offer other potential alternatives. The property sits as a whole within approximately just under three acres, including two enclosed paddocks.

### Entrance Porch

Double glazed window to front and side with part double glazed door.

### Dining Room

Staircase to first floor with under stairs cupboard below. Coved ceiling. Radiator. Double glazed bay window to front. Two radiators. Open to:-

### Breakfast Kitchen

Range of wall and base units with slate effect work surface above with sink unit and mixer tap. Hoover four ring gas hob with stainless steel extractor above. Integrated Bosch electric oven and separate grill. Space for dishwasher. Tiled splashback. Space for washing machine and dryer. Space for American style fridge freezer. Double glazed window to each side and rear. Two radiators. Tiled floor.





### **Sitting Room**

Large multifuel burner sitting (secondary back boiler system for hot water and heating) on exposed brickwork hearth. Large double glazed patio door and double glazed window to rear. Large double glazed bay window and double glazed bay window to front. Wall mounted air conditioning unit. Radiator.

### **Rear Entrance Porch**

Double glazed windows to side and front with part double glazed door.

### **Study/Sitting Room**

Double glazed window to side. Coved ceiling. Radiator. Access to loft.

### **Bedroom Five**

Double glazed window to side. Coved ceiling. Radiator.

### **En Suite Shower Room**

Walk in shower, low level WC and corner hand wash basin with mixer tap. Part tiled walls. Double glazed window to side. Radiator.

### **First Floor Landing**

Double glazed window to side.

### **Bedroom One**

Large built in wardrobe. Double glazed windows with secondary glazing to side and rear. Wall mounted air conditioning unit. Radiator.

### **Bedroom Two**

Two large double glazed windows to front. Access to loft. Radiator. Built in cupboard housing hot water cylinder.

### **Bedroom Three**

Large double glazed window to front. Radiator.

### **Bedroom Four**

Large double glazed window to rear. Radiator.



## Family Bathroom

Walk in shower, bath with mixer tap and separate hand held shower head, low level WC and hand wash basin with mixer tap. Part tiled walls. Two double windows to side. Two radiators.

## Outside

The property is approached via a shared single track drive, located at the end of this drive. There is a large extensive gravelled area offering ample parking to the side.

Wide range of useful outbuildings, which subject to planning, could offer other potential alternatives.

- Three former piggeries
- Three large outbuildings
- Two large open barns
- Large detached tractor shed

Attached to the house is the boiler room, with an oil fired boiler and storage battery from the solar panels.

## Garden

There is a pleasant enclosed rear garden to the house, which is mainly laid to lawn with a paved terraced area and well stocked borders. There is a small orchard area, located by the outbuildings.

## Land

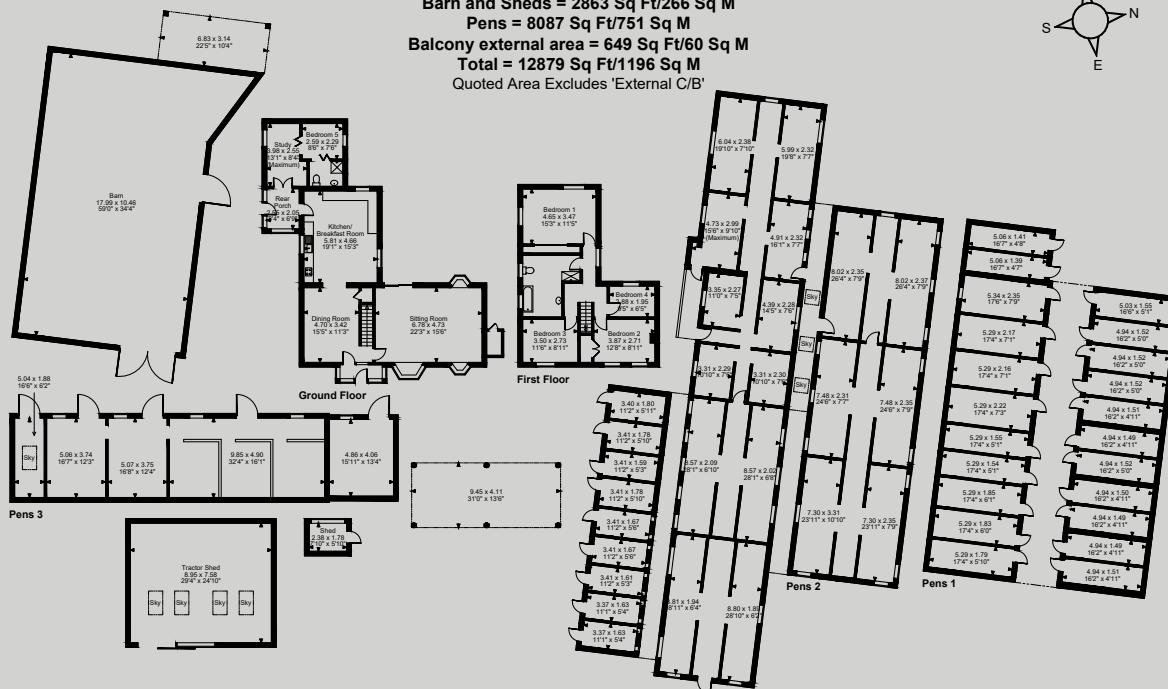
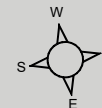
There are two enclosed paddocks, located to the side and rear of the house. The property sits as a whole within approximately just under three acres.





# Floorplans

Approximate Gross Internal Area  
**Main House = 1929 Sq Ft/179 Sq M**  
**Barn and Sheds = 2863 Sq Ft/266 Sq M**  
**Pens = 8087 Sq Ft/751 Sq M**  
**Balcony external area = 649 Sq Ft/60 Sq M**  
**Total = 12879 Sq Ft/1196 Sq M**  
 Quoted Area Excludes 'External C/B'



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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