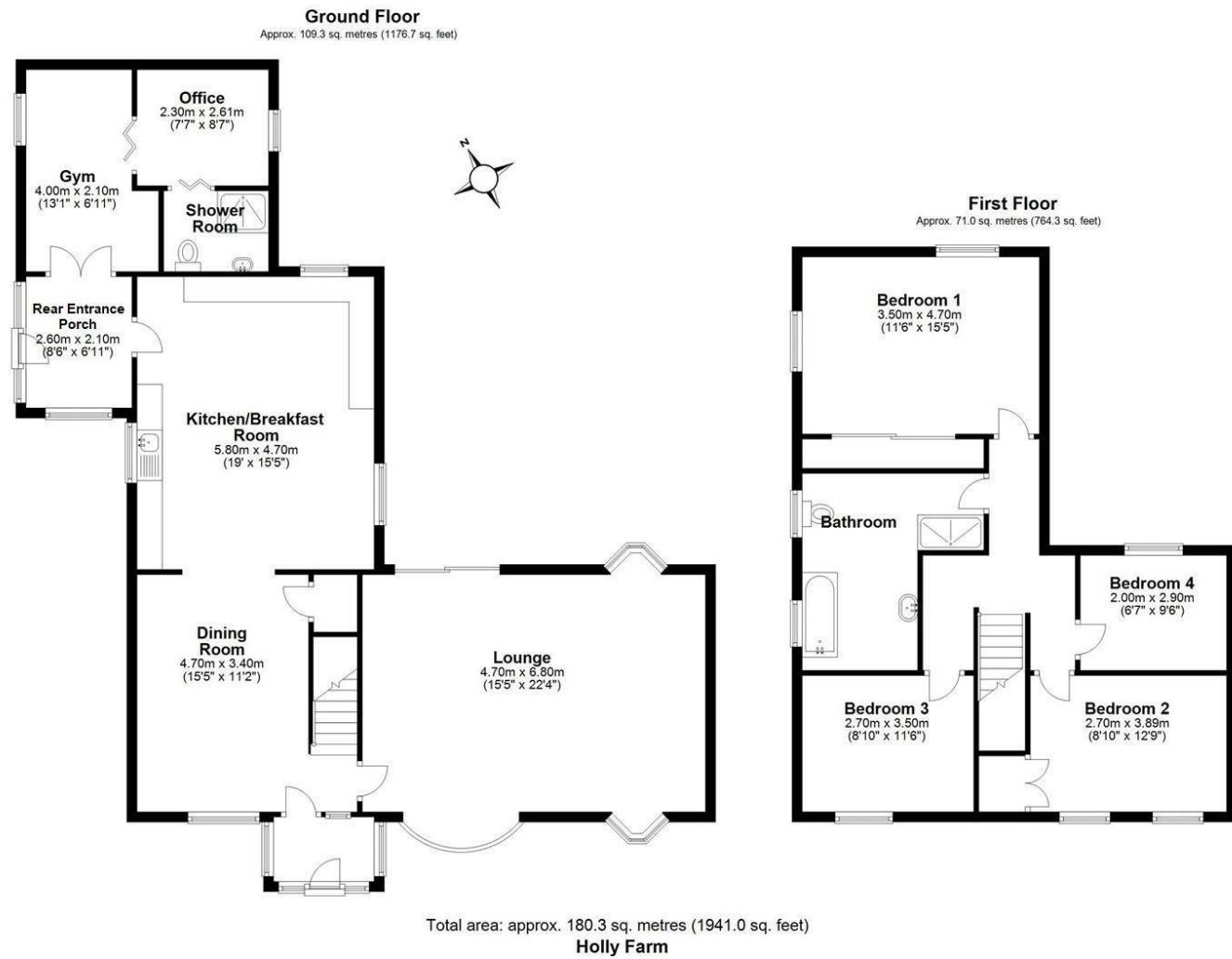


Holly Farm Cumberland Lane, Whixall, Whitchurch, SY13 2NJ



FOR SALE

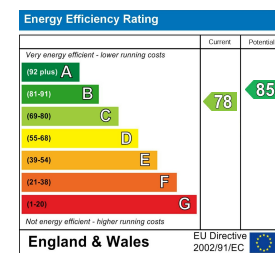
Offers in the region of £725,000

Holly Farm Cumberland Lane, Whixall, Whitchurch, SY13 2NJ

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A superbly situated and well equipped genuine small holding, including an immaculately presented modern, four bedroom house, a most extensive range of outbuildings offering potential for a number of usages, and land extending, in all, to approximately 2.9 acres, located in a private position a short distance from the hamlet of Hollinwood.






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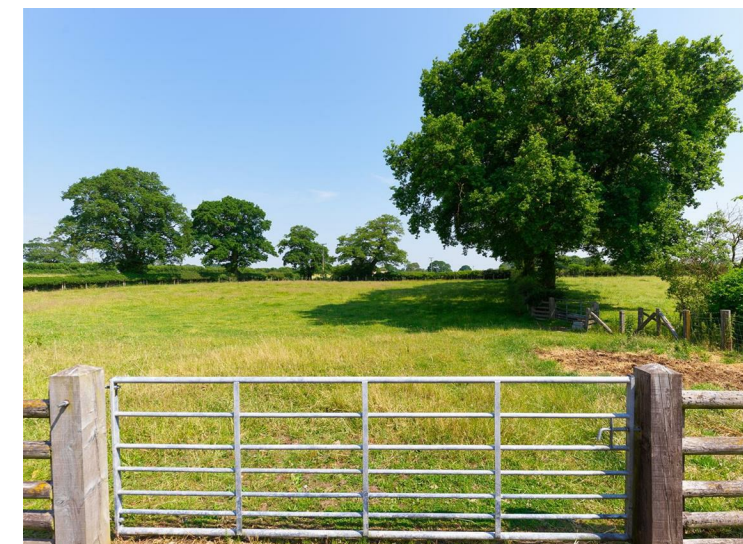
Ellesmere Sales  
The Square, Ellesmere, Shropshire, SY12 0AW  
E: ellesmere@hallsgb.com



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Whitchurch Town Centre 1/2 a mile, Nantwich 10 miles, Chester & Shrewsbury 20 miles.  
All distances are approximate.

 2 Reception Room/s  
 4 Bedroom/s  
 2 Bath/Shower Room/s



- Genuine Smallholding
- Extending to Approx 2.9 Acres
- Range of Versatile Outbuildings
- Modern and Substantial Property
- Immaculately Presented
- Delightful Rural Location

**DESCRIPTION**  
Halls are delighted with instructions to offer Holly Farm, Whixall, for sale by private treaty.

Holly Farm is a superbly situated and well equipped genuine small holding, including an immaculately presented modern, four bedroom house, a most extensive range of outbuildings offering potential for a number of usages, and land extending, in all, to approximately 2.9 acres, located in a private position a short distance from the hamlet of Hollinwood.

The property, which has been meticulously improved and maintained by the current vendors, now comprises an Entrance Porch, Lounge, Dining Room, Kitchen/Breakfast Room, Rear Entrance Porch, Office (with En-Suite Shower Room), and a further versatile room (currently utilised as a Gym), together with, to the first floor, four Bedrooms and a family Bathroom.

The property also benefits from 5.58kW solar panels, which were installed in July 2020, along with an accompanying 4.5kW battery.

Externally, the property is complimented by an extensive range of particularly versatile outbuildings set around concreted yards, which briefly comprises: a number of outbuildings, a two-bay open fronted Pole Barn, Hay Barn, and metal storage shed.

Further to the buildings, Holly Farm includes grounds extending, in all, to approximately 2.9 acres, or thereabouts, with two enclosures of pasture land situated to the north and west of the property and offer ideal space for the grazing of a variety of livestock.

**ACCOMMODATION COMPRISES**  
The property is approached via a UPVC front entrance door into the:

**ENTRANCE PORCH**  
Fitted carpet as laid and double glazed windows onto front and side elevation.

**LOUNGE**  
Fitted carpet as laid, a multifuel cast iron burner (feeds a secondary back boiler system providing heating and hot water) standing on a raised brick hearth, double glazed windows to front and rear elevation, wall mounted Daikin air conditioning unit, fully glazed sliding doors leading out onto the rear patio area.

**DINING ROOM**  
Fitted carpets as laid, UPVC double glazed windows onto front elevation, door into a recessed storage cupboard and carpeted staircase to first floor.

**KITCHEN/BREAKFAST ROOM**  
Ceramic tiled flooring, a sink unit with (H&C) mixer tap and drainage area, double cupboard below, an extensive range of roll top work surface areas, base units incorporating cupboards and doors, integrated Hoover four ring gas hob unit with extractor fan over, an integrated Bosch double oven, planned space for dishwasher, washing machine and dryer, and fridge freezer, a range of matching eye level cupboards, double glazed windows to either side and rear elevation.

**REAR ENTRANCE PORCH**  
Fitted carpet as laid, UPVC double glazed window onto rear elevation and a UPVC rear entrance door.

**GYM**  
A versatile room, currently utilised as a home Gym but with potential for a number of usages, with fitted carpet as laid, double glazed window onto side elevation, and an inspection hatch to roof space.

**STUDY**  
Fitted carpet as laid and a UPVC double glazed window onto side elevation

**SHOWER ROOM**  
Fitted carpet as laid, double glazed opaque windows onto side elevation, pedestal hand basin with (H&C), fully fitted tiled electric shower cubicle, low flush WC.

**N.B.**  
The gym, study and shower room would be ideally suited for independent living accommodation.

**FIRST FLOOR LANDING AREA**  
Fitted carpet as laid and double glazed windows (with secondary sound-proof glazing) onto side elevation.

**BEDROOM ONE**  
Fitted carpet as laid, UPVC double glazed windows (with secondary sound-proof glazing) onto side and rear elevation, mirror front fitted wardrobes, wall mounted Dakin air conditioning unit.

**BEDROOM TWO**  
Fitted carpet as laid, UPVC double glazed window onto front elevation, inspection hatch to roof space, recessed airing cupboard housing the hot water cylinder.

**BEDROOM THREE**  
Fitted carpet as laid and UPVC double glazed window onto front elevation.

**BEDROOM FOUR**  
Fitted carpet as laid and UPVC double glazed window onto rear elevation.

**FAMILY BATHROOM**  
Fitted carpet as laid, UPVC double glazed windows onto side elevation, pedestal hand basin (H&C), bath with (H&C) mixer tap and shower attachment, a fully tiled one and a half shower cubicle with an electric shower, low flush WC, extensively tiled walls.

**OUTSIDE**  
The property is approached along a private single track drive, leading to only three properties including Holly farm which is at the very end of the drive.

The property is approached from the front over an extensive gravelled area which leads to the far side of the property where there is a substantial area of hard standing providing ample space for the parking and manoeuvring and storage of a number of vehicles.

**GARDENS**  
The gardens are an attractive feature of the property and include a private, lawned rear garden bordered by high level hedging with a paved patio area accessed from the lounge, providing ideal space for outdoor entertainment.

There is a further patio area to the opposite side providing more space for sitting out, with an attractive well feature and metal framed greenhouse.

**OUTBUILDINGS**  
Holly Farm boasts an extensive range of outbuildings, set around concreted yards, ideal for a wide variety of usages but currently utilised for rearing rabbits and guinea pigs etc.

The buildings include workshop/ machinery storage shed approximately (9m x 8m) of metal sheeted construction standing on a concrete base with high level sliding front entrance doors.

Former livestock building one approximately (21m x 4m) part block/ brick construction segregated into 11 independently accessed enclosures.

Former livestock building two is approximately (18m x 5m) brick construction segregated into 11 independently accessed enclosures.

Former livestock building three is approximately (17m x 4m) of block construction segregated into 9 independently accessed enclosures.

Former livestock building four is approximately (24m x 5m) of block construction with a concrete base, internally divided into four main enclosures with windows to the front elevation.

Former livestock building five is approximately (37m x 6m) of block construction with a concrete base.

Former livestock building six is approximately (23m x 7m) of block construction with a concrete base.

In addition there is a two-bay, open fronted pole barn with a hardcore base, and a substantial hay barn of predominately metal sheeting/corrugated iron construction with a concrete/hardcore base.

**LAND**  
The land is a super feature and includes two principle enclosures of permanent pasture ideal for the grazing of a variety of livestock with convenient gated access from the yarded buildings.

**N.B**  
The current vendors have established a successful business breeding and selling rabbits and guinea pigs, which could be sold as a going concern.

**SERVICES**  
We understand that the property has the benefit of mains water and electricity. Drainage is to a private system and the heating is, predominantly, oil fired.

**LOCAL AUTHORITY**  
Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. 0345 6789000.

**COUNCIL TAX**  
The property is in Band D on the Shropshire Council Register.

**TENURE**  
The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

**VIEWINGS**  
By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: 01691 622602