

**FOR SALE**

Guide Price £900,000

The Hollies, English Frankton, SY12 0JX

A superbly renovated and impressively proportioned detached five-bedroom country house offering around 4000 sqft of impeccably presented internal accommodation alongside generous gardens which extend, in all, to approx 2 acres, with a selection of versatile outbuildings with permission in place for conversion, enviably situated in the idyllic rural hamlet of English Frankton near Loppington.



Ellesmere (6 miles), Shrewsbury (12 miles), Wrexham (17 miles), Chester (33 miles),

All distances approximate.



- **Substantial Family Home**
- **Comprehensively and Stylishly Renovated**
- **Around 4,000 sq ft of Accommodation**
- **Gardens Ext to Approx 1.9 ac**
- **Range of Outbuildings**
- **Peaceful Rural Location**

DESCRIPTION

Halls are delighted with instructions to offer The Hollies in English Frankton for sale by private treaty.

The Hollies is a superbly renovated and impressively proportioned detached five-bedroom country house offering around 4000 sqft of impeccably presented internal accommodation alongside generous gardens which extend, in all, to approx 2 acres, with a selection of versatile outbuildings, enviably situated in the idyllic rural hamlet of English Frankton near Loppington.

Internally, the property has been comprehensively and thoughtfully renovated by the current vendors to now offer around 4000 sq ft of well designed and impeccably presented living accommodation, this at present comprising, on the ground floor, a Sun Room, Living Room, Kitchen/Dining Room, Snug, Utility Room, Shower Room, Study, and Boot Room, along with a basement level Cinema/Games Room, together with, on the first floor, a Landing Room, Master Bedroom with En Suite, four further Bedrooms, and two Family Bathrooms.

The property also boasts an externally accessed Studio which offers excellent potential for a variety of onward usages.

Externally, the property sits within grounds extending, in all, to approx 1.93 acres, or thereabouts, which feature a number of areas of lawn which offer potential for division into grazing paddocks, attractive patio areas, an enclosed rear courtyard, and a selection of garden buildings, alongside a range of traditional timber and brick-built outbuildings which enjoy planning permission for conversion to residential accommodation.

The sale of The Hollies does, therefore, offer the very rare opportunity for purchasers to acquire a comprehensively renovated and particularly handsome detached five bedroom country house situated within generous gardens and accompanied by a variety of outbuildings, enviably located within this peaceful rural hamlet.

WHAT3WORDS

///donates.shell.heightens

THE ACCOMMODATION COMPRISES:

The property is entered via a solid wood front door in to a:

SUN ROOM

Paved flooring and glazing on to three aspects, with a further internal window facing into the Snug, and with solid oak stairs rising to the first floor.

LIVING ROOM

Solid oak flooring, double glazed window on to side elevation, Contura log burner set on to raised hearth within Inglenook style fireplace with oak beam over and flanked to either side by recessed shelving and storage, with a further door leading in to the:

KITCHEN/DINING ROOM

Double glazed windows on to rear elevation allowing views over the courtyard, bi-fold doors leading out to the patio area, with paved flooring and a fitted kitchen to comprise: a selection of base and wall units with marble worktops above, inset sink with (H&C) mixer tap above, AGA set in to Inglenook, this alongside two Miele eye level ovens, Capel integrated dishwasher, and Capel under-counter fridge; with a complimentary kitchen island with matching cupboard fronts and marble work surface over, with inset four ring Miele induction hob and a variety of storage cupboards below, with double opening partly glazed wooden doors leading in to the:

SNUG

Solid oak flooring, glazing on to Sun Room and double glazed window leading out on to front elevation.

UTILITY ROOM

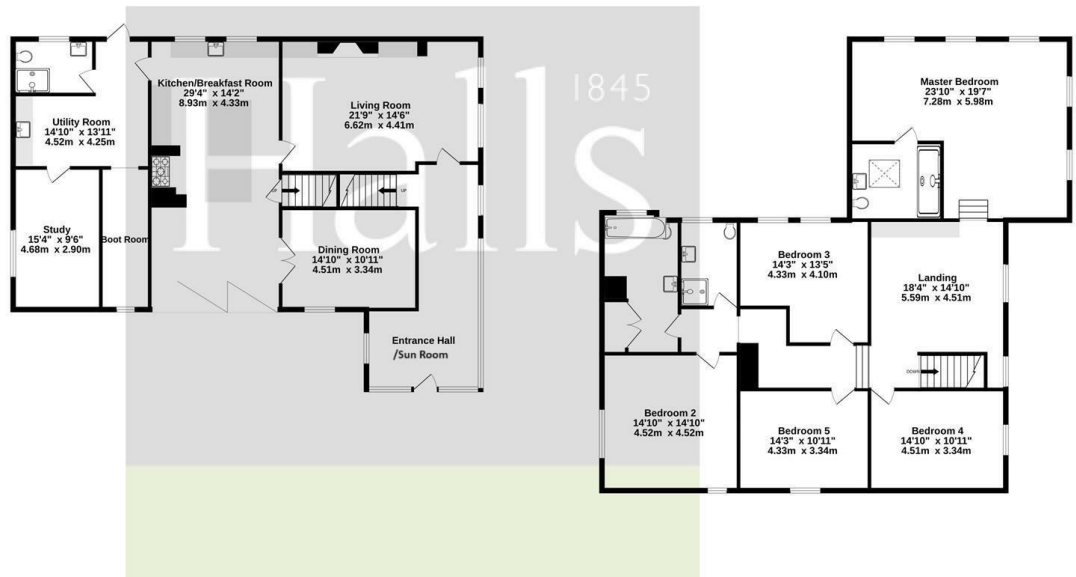
Tiled flooring, double glazed window on to side elevation, a selection of base units with planned space for appliances, rolled topped work surface above and inset stainless steel sink with draining area to one side (H&C) mixer tap above, UPVC stable style door with glazed panel leading out on to rear courtyard, and a door leading in to the:



Basement
233 sq ft (21.8 sq m) approx.

Ground Floor
1876 sq ft (173.8 sq m) approx.

1st Floor
1741 sq ft (161.8 sq m) approx.



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.
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Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception
Room/s



5 Bedroom/s



4 Bath/Shower
Room/s



GROUND FLOOR SHOWER ROOM

Tiled flooring, double glazed window on to rear elevation, fully tiled walls, walk in 1.5 man shower cubicle with mains fed shower, low flush WC and pedestal hand basin with (H&C) mixer tap above.

STUDY

A continuation of the tiled flooring, double glazed window on to side elevation.

BOOT ROOM

Tiled flooring, double glazed window on to front elevation.

A door leads from the Kitchen/Dining Room down solid oak steps to the:

CINEMA/GAMES ROOM

A particularly versatile room which can accommodate a variety of onward usages, with wood effect laminate flooring, half size window allowing light to the side,

LANDING ROOM

Two double glazed windows on to side elevation, solid oak flooring and integrated storage/shelving, with a walkway leading down a corridor to the further bedrooms and a door leading in to:

MASTER BEDROOM

Fitted carpet as laid, a number of double glazed windows on to side and rear elevation with double opening fully glazed doors leading out on to Juliette balcony, a number of integrated wardrobe providing shelving and storage and a further door leading in to the:

EN SUITE SHOWER ROOM

Tiled flooring, velux ceiling light, wall mounted storage cupboard and a bathroom suite to comprise: generous "in and out" walk-in shower with mains fed shower and rainfall head, low flush WC and hand basin set in to vanity unit with storage draws below.

BEDROOM TWO

off landing room

Solid wood flooring, double glazed window on to side elevation allowing lovely views over the countryside beyond.

BEDROOM THREE

off galleried landing right

Solid wood flooring, two double glazed windows on to rear elevation.

BEDROOM FOUR

Fitted carpet as laid, double glazed window on to front elevation and recessed shelving.

BEDROOM FIVE

Fitted carpet as laid, double glazed window on to side and rear elevation, integrated mirror fronted wardrobes containing a selection of shelving and clothes rails, decorative cast iron fireplace.

FAMILY BATHROOM ONE

Tiled flooring, double glazed window on to rear elevation, partly tiled walls and a bathroom suite to include p shaped bath, with electric shower above, low flush WC, pedestal hand basin (H&C), heated towel rail and a selection of cupboards containing slatted shelving alongside the hot water cylinder.

FAMILY BATHROOM TWO

Tiled flooring, double glazed window on to rear elevation and a bathroom suite to include walk-in 1.5 man shower cubicle with mains fed shower and rainfall head, pedestal hand basin (H&C) mixer tap, mirrored bathroom cabinet above, low flush WC and a heated towel rail.

OUTSIDE

The property offers primary access through a mid height metal gate which gives on to a gravelled driveway flanked to either side by areas of lawn, hedging and established floral and herbaceous beds, this leading on to a parking area situated to the fore of the property and further on to a paved patio area located directly beyond the kitchen, which offers an ideal space for outdoor dining and entertaining.

The property also offers secondary vehicular access to the side which gives access to a substantial parking area and further on to a variety of outbuildings. The secondary access also leads further on to the externally accessed:

STUDIO

23'3" x 19'10"

Currently utilised as a home studio but with excellent potential for a variety of usages i.e. treatment rooms, home gym, or dependant living (LA consent permitting).

A selection of full height glazing offering aspects to the rear, double opening fully glazed access doors, wood effect laminate flooring, partly exposed brick work walls and a door leading in to a Kitchenette and Cloakroom.

GARDENS

A particularly notable feature of the property and extending, in all, to approx 1.9 acres, or thereabouts, at present comprising a substantial grassed area ideal for use as a paddock or for the grazing of horses of smaller livestock and which can be independently accessed via tertiary access gate slightly further along the property boundary.

Alongside the expansive grassed area the garden also contains a number of versatile outbuildings, these comprising a:



TIMBER SUMMER HOUSE

15'7" x 23'9"

Of predominantly timber construction set onto concrete base and with power and light laid on.

GARDEN OFFICE

14'1" x 14'1"

Of predominantly timber construction and power and light laid on, glazing on to three aspects and doors leading out on to the same.

COVERED BBQ AREA

Paved flooring and a pitched timber structure housing a pizza oven and with planned space for a BBQ, this is flanked to one side by a raised decking area with timber roof and canvas sides.

REAR COURTYARD

Situated directly to the rear of the property is an enclosed rear courtyard, being predominantly paved and bordered by established floral/herbaceous beds with a central artificial grass area.

STABLES/BARN/WORKSHOP

approx 141'8" x 18'0"

Full planning permission was granted on 9th November 2023 for the "conversion of [the] barns to residential accommodation".

Further detail on the permission can be found on the Shropshire Council Planning Portal (Ref: 23/03290/FUL).

Presently, a most useful array of former farm buildings of predominately brick construction and, at present, divided into eight individual and versatile areas, most of which can be independently accessed via the parking/yard area situated to the fore.

TIMBER BARN

58'11" x 18'0"

Grade II listed (listing number 1055948).

SERVICES

We are advised that the property benefits from mains water and electricity. Drainage is to a private system and the heating is oil-fired.

TENURE

The property is said to be of Freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY AND COUNCIL TAX

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

The property is shown as being within council tax band F on the local authority register

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

FOR SALE

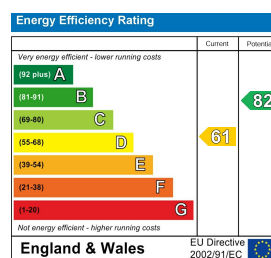
The Hollies, English Frankton, SY12 0JX



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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



01691 622 602

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