



# THE HULLY

TYBROUGHTON | WHITCHURCH | SHROPSHIRE | SY13 3BG





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Whitchurch 4 miles | Malpas 4.5 miles | Chester 21 miles | Wrexham 11 miles  
(all mileages are approximate)

A HANDSOME PERIOD FARMHOUSE WITH A COURTYARD OF  
TRADITIONAL FARM BUILDINGS OFFERING POTENTIAL,  
COMPLIMENTED BY LAND EXTENDING TO AROUND 60.5 ACRES.

Grade II Listed farmhouse with potential for improvement  
Courtyard of traditional farm buildings (circa 11,000 sqft)  
Useful more modern farm buildings (circa 5000 sqft)  
Gardens, pool and small paddock, extending to around 2.58 acres (south of road)  
High quality productive arable land, extending to around 58 acres (north of road)



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Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

Formerly part of the Hanmer Estate, The Hully is a substantial “black and white” period farmhouse offering potential for comprehensive refurbishment, including a U-shaped cobbled courtyard of traditional brick-built farm buildings, alongside more modern farm buildings and productive and versatile land extending to approx. 60 acres, situated in a rural location.

## SITUATION

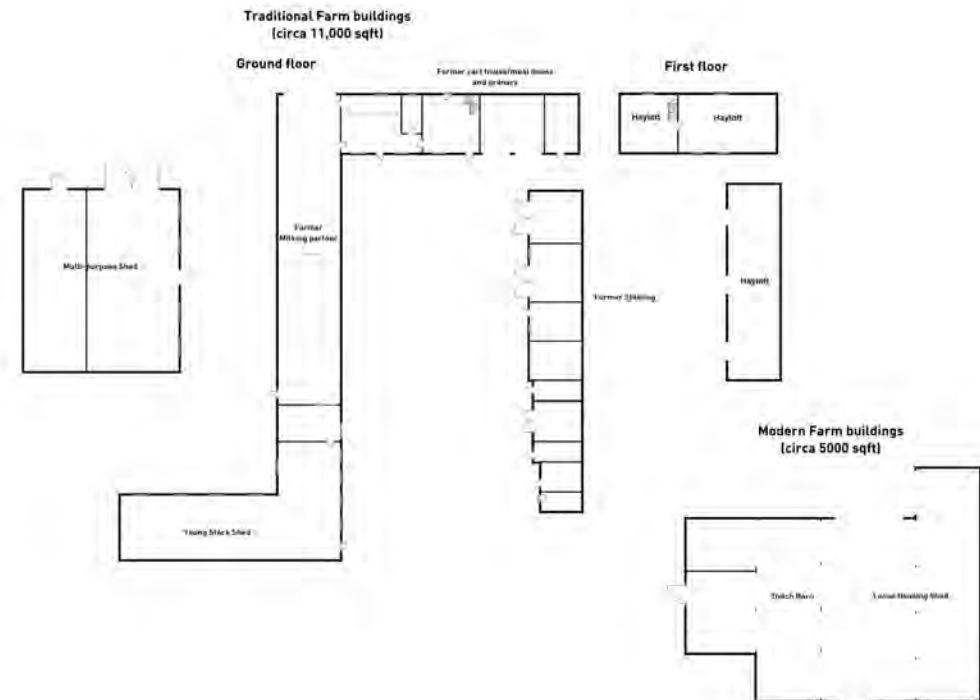
The Hully is situated in a rural area known as Tybroughton, roughly equidistant between the popular Cheshire village of Malpas and the thriving market town of Whitchurch. Malpas is a picturesque English country village providing a good range of amenities to cater for most day-to-day needs, including a range of shops, pubs, and restaurants as well as high street banks and a doctor’s surgery.

Whitchurch is an increasingly popular market town positioned on the border of north Wales and Cheshire, providing a more comprehensive range of amenities of all kinds.

The historic county towns of Shrewsbury (23 miles) to the south and Chester (21 miles) to the north are also easily accessible by car. There is a national railway station at Whitchurch (6 miles) and the area is conveniently placed for Liverpool, Manchester, and Birmingham airports.

## SCHOOLING

There are a number of highly regarded private and state schools close by including, Tushingam with Grindley primary school, Bishop Heber high school, King's and Queen's schools in Chester, Shrewsbury School, Ellesmere College, Moreton Hall and Packwood Haugh Preparatory School.





## FARMHOUSE

Originally dating back to the late C16, the attractive period farmhouse boasts a wealth of charm and character and benefits from recent improvements works, whilst still providing an excellent opportunity for extensive refurbishment according to a purchaser's own tastes and preferences.

The accommodation extends to around 4000 sqft and provides, on the ground floor, a central gabled porch, three reception rooms, a large kitchen/breakfast room, boot room, utility room and shower room. There are six first floor bedrooms, a bathroom and separate WC accessed from the primary and secondary staircases, with a third staircase accessing a substantial bedroom above the kitchen. The property benefits from a number of attractive period features and the modern convenience of an oil-fired central heating system.

## OUTSIDE

The property is approached from a quiet country lane through the attractive courtyard positioned to the rear of the house and surrounded on three sides by the traditional farm buildings.

## GARDENS

There are extensive lawned gardens to the front of the property which offer immense potential for landscaping according to one's individual tastes and preferences, and include a separate vehicular access.

## OUTBUILDINGS

The farm buildings are conveniently positioned in relation to the farmhouse and are principally set around an attractive cobbled courtyard.

The traditional buildings extend to around 11,000 sqft and provide immense potential for possible conversion into residential accommodation, subject to approval by the necessary authorities, or for adaptation to equestrian or commercial usage.

These buildings are complimented by more modern farm buildings including a portal framed loose housing shed with an adjoining Dutch barn.

## LAND

There is a small paddock, extending to around 2.5 acres, adjacent to the gardens which continues to the side of the farm buildings.

The main block of land lies within a ring fence across the country lane, including five enclosures of high quality productive, and predominantly level, land which has recently been used for arable crop production. The land would be ideal for the grazing of all kinds of livestock, including horses.

There are a number of access points providing the opportunity for the purchaser of The Hully to select an appropriate amount of land to suit their individual needs.

## LISTING

The farmhouse and traditional farm buildings are Grade II Listed. Reference numbers (Cadw): 1700 / 85476 / 85493.

## METHOD OF SALE

The property is offered for sale by private treaty as a whole or potentially in lots.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## LOCAL AUTHORITY

Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY

Tel: 01978 292000

## SERVICES

We understand that the property has the benefit of a mains water and electricity. Drainage is to a private system.

## COUNCIL TAX

Council Tax Band – H

## DIRECTIONS

What3Words /// shell.petulant.marsh

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

## RIGHTS OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.



### IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with

- regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.

