



FOR SALE

Asking Price £475,000

The Holly Berries Chapel Lane, Bagley,  
Nr Ellesmere, SY12 9BS

A well presented and generously proportioned detached four-bedroom family home benefitting from ample driveway parking, integral garage, and excellent well-stocked gardens, peacefully situated within the rural hamlet of Bagley, near Ellesmere.





- **Detached Family Home**
- **Two En-Suites**
- **Garden Room**
- **Excellent Gardens**
- **Parking and Garage**
- **Idyllic Hamlet Location**

The property boasts excellent gardens to both the front and rear, the former of these containing ample parking space for a number of vehicles which leads on to an Integral Garage, with the rear gardens having been much improved by the current vendors to now offer an area of shaped lawn bordered by established and well-stocked floral and herbaceous beds, alongside a number of patio areas and a productive cottage garden with Greenhouse.

There are external taps to both the front and rear, and two sets of external twin-sockets within the back garden.

The sale of The Holly Berries does, therefore, provide the rare opportunity for purchasers to acquire a substantial and well presented four-bedroom detached family home with the benefit of excellent gardens, situated in this peaceful yet convenient rural hamlet.

### **W3W**

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### **THE ACCOMMODATION COMPRISES:**

The property is entered via a covered porch through a UPVC front door flanked to either side by glazed panels in to a:

### **RECEPTION HALL**

With engineered oak flooring, carpeted stairs rising to the first floor with a useful understairs storage cupboard beneath, and a further door leading in to the:

### **LIVING ROOM**

19'8" x 11'9"

Fitted carpet as laid, UPVC double glazed window on to side elevation, fully glazed bi-folding wooden doors out in to the Garden Room, and a recessed multi fuel burner set on a raised marble effect hearth with marble surround.

### **DINING ROOM**

12'9" x 12'1"

Fitted carpet as laid, UPVC double glazed bay window on to front elevation.

### **DESCRIPTION**

Halls are delighted with instructions to offer The Holly Berries in Bagley for sale by private treaty.

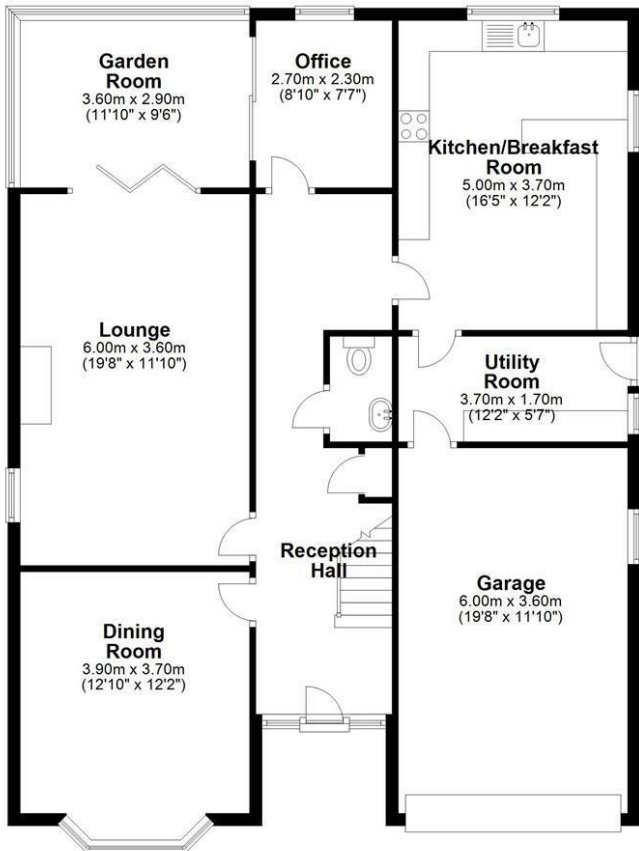
The Holly Berries is a well presented and generously proportioned detached four-bedroom family home benefitting from ample driveway parking, integral garage, and excellent well-stocked gardens, peacefully situated within the rural hamlet of Bagley, near Ellesmere.

Internally, the property provides around 2100 square feet of well presented living accommodation which, at present, comprises, on the ground floor, a Reception Hall, Living Room, Dining Room, Garden Room, Kitchen/Breakfast Room, Office, Utility Room, and Cloakroom, together with, to the first floor, four double Bedrooms (two of which boast an En Suite) and a family Bathroom.



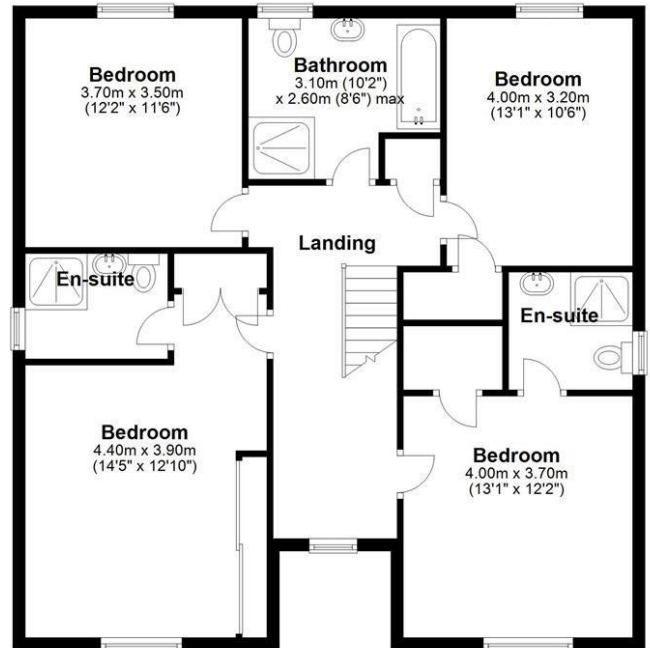
**Ground Floor**

Approx. 122.1 sq. metres (1314.2 sq. feet)



**First Floor**

Approx. 95.5 sq. metres (1027.4 sq. feet)



Total area: approx. 217.5 sq. metres (2341.7 sq. feet)

**The Holly Berries**

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.



2 Reception Room/s



4 Bedroom/s



3 Bath/Shower Room/s



#### **GARDEN ROOM**

11'9" x 9'6"

Wood effect laminate flooring, glazing on to two aspects with fully glazed double-opening UPVC patio doors out on to patio area and garden beyond, with the room benefitting from underfloor heating and fully glazed UPVC doors leading in to the:

#### **OFFICE**

8'10" x 7'6"

Fitted carpet as laid, UPVC double glazed window on to rear elevation allowing lovely views over the garden and inspection hatch to loft area.

#### **KITCHEN/BREAKFAST ROOM**

16'4" x 12'1"

Tiled flooring, UPVC double glazed windows on to rear and side elevations, with a modern fitted kitchen comprising: a selection of base and wall units with metro tiled splashbacks behind and wood effect roll topped work surfaces over, 1.5 sink with draining area to one side and mixer tap above, freestanding Belling cooker with four induction hobs and plate-warmer over, double oven and grill beneath and extractor hood above, integrated eye level Neff microwave and integrated Beko dishwasher. The kitchen also comprises a complementary breakfast bar (with four stools) with further full height cupboards and drawers enclosing a planned space for an American style fridge freezer, with a door leading in to the:

#### **UTILITY ROOM**

12'1" x 5'6"

A continuation of the tiled flooring, UPVC double glazed window on to side elevation, UPVC partly glazed rear access door leading out to the side, a selection of base and wall units with work surfaces over, inset 1.5 stainless steel sink with draining area to one side, tiled splashbacks, planned space for appliances and a door leading in to the Garage.

#### **CLOAKROOM**

Tiled flooring, low flush WC and pedestal hand basin with separate (H&C) taps.

#### **FIRST FLOOR LANDING**

Fitted carpet as laid, inspection hatch to loft space, UPVC double glazed window on to front elevation providing ample space for a reading nook or similar, with a door leading in to an Airing Cupboard which contains the hot water cylinder with slatted shelving over.

#### **MASTER BEDROOM**

14'5" x 12'9"

Fitted carpet as laid, UPVC double glazed window to front elevation, a selection of sliding partially mirror fronted wardrobe doors leading in to storage space which contains shelving and clothes rails, with further double opening doors leading in to further storage/wardrobe space. A door leads in to the:

#### **EN SUITE SHOWER ROOM**

Tiled flooring, UPVC double glazed window on to side elevation and a bathroom suite comprising: walk-in shower cubicle with aqua boarded surround and mains fed shower, low flush WC, and pedestal hand basin.

#### **BEDROOM TWO**

13'1" x 12'1"

Fitted carpet as laid, UPVC double glazed window on to front elevation, door leading in to recessed wardrobe/cupboard space with shelving and clothes rails and a further door leading in to:

#### **EN SUITE SHOWER ROOM**

Tiled flooring, double glazed window on to side elevation and a bathroom suite to comprise: walk-in shower cubicle with aqua boarded surround, mains fed shower, low flush WC, pedestal hand basin and partly tiled walls.

#### **BEDROOM THREE**

12'1" x 11'5"

Fitted carpet as laid, UPVC double glazed window on to rear elevation.

#### **BEDROOM FOUR**

13'1" x 10'5"

Fitted carpet as laid, UPVC double glazed window on to rear elevation and a door leading in to a recessed wardrobe/cupboard space which contains shelving and storage.



### **FAMILY BATHROOM**

Tiled flooring, opaque UPVC double glazed window on to rear elevation, walk-in shower cubicle with aqua boarded surround and mains fed shower, panelled bath with separate (H&C), pedestal hand basin, low flush WC and partly tiled walls.

### **OUTSIDE**

The property is approached through a farm-style gate which leads on to a generous brick-paved driveway providing ample space for the parking of a number of vehicles and leading further on to the Integral Garage, with the parking flanked by an expanse of shaped lawn and bordered by established floral and herbaceous beds, with either side of the front garden enclosed within established high-level hedging which offers a tremendous amount of privacy; with walkways leading around either side of the property (with the left hand side containing a timber garden storage shed and timber log store) to the:

### **REAR GARDEN**

A particularly notable feature of the property having been much improved and lovingly maintained by the current vendors to now offer a tremendously private and particularly attractive respite from the madding crowd and featuring: a paved patio area which represents an ideal space for outdoor dining and entertaining, this leading on to an area of shaped lawn bordered by established and well-stocked floral and herbaceous borders, with a honeysuckle adorned archway leading through to a gravelled area which contains a productive cottage garden and Greenhouse, with the gravelled area flanked to one side by a decorative paved area, and further on to a raised decked area which houses a timber Summerhouse.

### **INTEGRAL GARAGE**

Concrete Floors, window onto side elevation, electrically operated fibreglass "up and over" front access door, internal door into Utility Room, and with power and light laid on.

### **SERVICES**

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

### **TENURE**

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

### **LOCAL AUTHORITY**

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

### **COUNCIL TAX**

The property is in Band 'F' on the Shropshire Council Register.

### **VIEWINGS**

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

FOR SALE

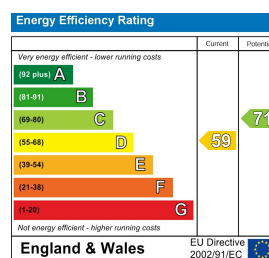
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



01691 622 602

**Ellesmere Sales**  
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