



FOR SALE

Offers In The Region Of £675,000

Holly Lodge, Stanton Upon Hine Heath, Shrewsbury, Shropshire, SY4 4EU

A beautifully presented and greatly improved detached country house providing spacious accommodation, set with impressive garaging and delightful large gardens with far reaching views in this idyllic rural locality. Set in approximately 0.60 acre.



MILEAGES: Shawbury 3.2 miles, Shrewsbury 10.9 miles, Market Drayton 10.3 miles and Telford 14 miles. All distances are approximate.



- Immaculately presented
- Spacious rooms
- Impressive large garage
- Beautiful gardens with views
- Idyllic rural location
- In all approx 0.6 acre

DIRECTIONS

From Shrewsbury take the A53, through the village of Shawbury, then Edgbolton and proceed for a distance taking the right turn signposted High Hatton. Follow this lane for about 0.5 miles and the property will be found on the right hand side.

SITUATION

The property occupies a delightful rural location, along a country lane and backing onto open farmland with wonderful open views. Local amenities can be found at the nearby villages of Shawbury and Hodnet, including a selection of basic shops, primary schools and medical practices. More comprehensive amenities can be found at Shrewsbury, whilst commuters will find road links through to Telford/M54 motorway, Wolverhampton, Newcastle and Crewe.

DESCRIPTION

Holly Lodge is an individual and most desirable detached country house which has been greatly improved by the current owner. The property boasts a large living room with log burning stove and double doors leading through to a spacious conservatory which has a lovely outlook over the rear garden and farmland beyond. The living dining kitchen is of a superb size and provides an extensive range of units together with numerous integrated appliances. Also to the ground floor is a useful pantry/cloakroom and generous size utility. To the first floor there are four bedrooms, the principal of which has an en-suite shower room, whilst the remaining are served by the main family bathroom. Outside, the property is approached over an 'in and out' gated gravelled driveway which offers generous parking, whilst also giving vehicular access to the impressive garaging. The gardens are beautifully maintained offering well manicured lawns, a variety of abundantly stocked shrubbery beds and borders and sun terrace entertaining areas which give a lovely outlook over adjoining farmland.

ACCOMMODATION

Covered entrance with tiled floor, panelled part glazed UPVC entrance door into:

RECEPTION HALL

With staircase rising to first floor

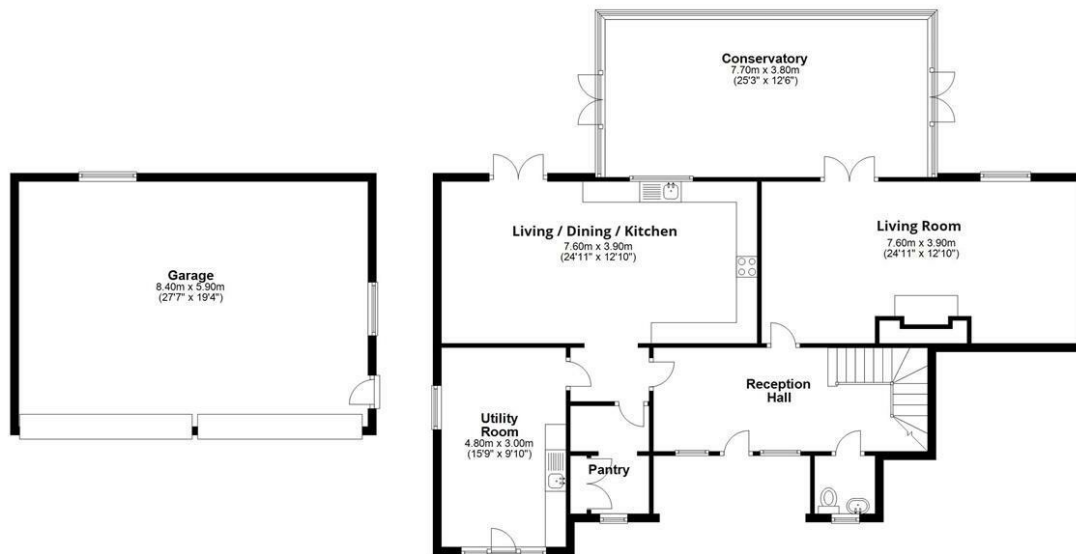
GUEST WC

Fitted with a modern suite, comprising low level WC with hidden cistern, wash hand basin set in vanity unit with storage cupboards under, tiled splash.



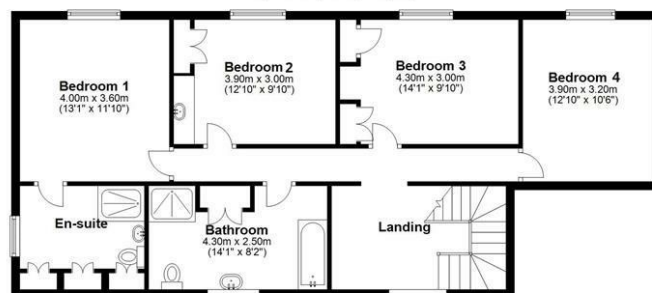
Ground Floor

Approx. 187.8 sq. metres (2021.4 sq. feet)



First Floor

Approx. 90.4 sq. metres (972.9 sq. feet)



Total area: approx. 278.2 sq. metres (2994.4 sq. feet)

Holly Lodge

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



2 Bath/Shower Room/s



LIVING ROOM

Fireplace with slate hearth housing HUNTER HERALD 8KW multi fuel burning stove with oak mantel. Wall mounted air conditioning unit. Window with stunning aspect over lawned gardens and fields beyond. Twin glazed french doors through to conservatory.

CONSERVATORY

Tiled floor, UPVC double glazed windows offering a lovely outlook. Two pairs of French doors leading out.

LIVING/DINING/KITCHEN

Tiled floor with underfloor heating and providing an attractive range of eye and base level soft close units, comprising cupboards, drawers with generous work surface area over and incorporating one and a half bowl BLANCO stainless sink unit and drainer with mixer tap, instant boiling water tap. Under cupboard lights. Integral CDA double oven and grill with five ring NEFF induction hob unit with extractor hood over. Full length integral fridge and full length integrated freezer. Integral dishwasher. Contemporary wall mounted radiator, ceiling downlighters. Wall mounted air conditioning unit. Skirting level heating. Twin glazed French doors leading out onto the rear terrace with lovely views.

PANTRY/CLOAK ROOM

With tiled floor, fitted drawer units and storage cupboards.

UTILITY

With eye and base level storage cupboards and drawers with generous work surface area over and incorporating a stainless sink unit and drainer with mixer tap over. Space and plumbing for washing machine, space for tumble dryer. Space for chest freezer. WORCESTER oil fired central heating boiler. Part glazed UPVC door to front.

FIRST FLOOR LANDING

With lovely views over the gardens to the front with fields beyond. Access to loft space.



BEDROOM ONE

With lovely views over the rear gardens and adjoining farmland.

ENSUITE SHOWER ROOM

Providing a suite comprising low level WC with hidden cistern, wash hand basin set in vanity unit with storage cupboards under. Shower cubicle with mains fed shower, inset tiling and sliding splash screen. Wall mounted heated towel rail, extensive range of built in wardrobes, base level cupboards and drawers.

BEDROOM TWO

Providing a range of fitted bedroom furniture comprising wardrobes, drawer units, storage cupboards and corner dressing table. Wash hand basin set in vanity unit with storage cupboards under. Lovely views.

BEDROOM THREE

With built in double wardrobe and built in storage cupboard with fitted shelving. Beautiful aspect over garden.

BEDROOM FOUR

With access to loft space and open aspect.

BATHROOM

Providing a suite comprising low level WC with hidden cistern, wash hand basin set in vanity unit with storage cupboards and drawers under. Panelled Jacuzzi bath. Shower cubicle with modern mains fed shower with drench style head and additional feeder shower attachment. Inset tiling and splash screen. Wall mounted heated towel rail.

OUTSIDE

The property is approached over a gated and gravelled 'in and out' driveway, which provides parking for numerous vehicles and offers space for motorhome/caravan storage, whilst also giving access to a most impressive detached large garage and pedestrian access to the front side of the property.



GARAGE

With twin remote controlled roller entrance doors, a variety of power and light points. Loft storage area. Wiring connected to fit an electric car charging point. Cold water supply. Panelled part glazed UPVC double glazed door.

THE GARDENS

To the front the gardens offer beautifully maintained lawns flanked by an established hedgerow. Gates lead down either side of the property to the rear gardens. To one side of the property is a greenhouse sitting adjacent to two raised beds and four fruit trees. Concrete panelled storage garage with metal up and over entrance door and power and light. The rear gardens are a most delightful feature to the property and comprise large flowing lawns containing abundantly stocked shrubbery beds and borders with numerous plants and trees. Immediately adjacent to the rear of the property is a flagged sun terrace which offers an excellent outdoor entertaining space and allows for full appreciation of the beautiful aspect over the adjoining farmland. Small nature pond. External power points and cold water tap.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

Mains water and electricity are understood to be connected. Oil fired central heating. Foul drainage to septic tank. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band F. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 2 Barker Street, Shrewsbury, Shropshire SY1 1QJ. Tel: 01743 236444. Email: shrewsbury@hallsgb.com

DECLARATION

I CONFIRM THAT I HAVE CHECKED ALL THE DETAILS IN THESE PARTICULARS AND THEY ARE CORRECT IN ALL RESPECTS

SIGNED

DATE

FOR SALE

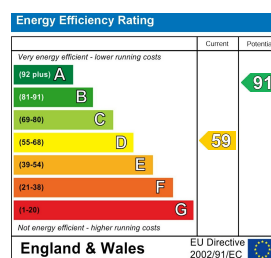
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01743 236 444

Shrewsbury Sales
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