



SAMUEL WOOD

Holly Cottage, 3 Prolly Moor, Wentnor, Bishops Castle, Shropshire, SY9 5EH

Offers In The Region Of £620,000







# Holly Cottage, 3 Prolly Moor

Wentnor, Bishops Castle, Shropshire, SY9 5EH



- Stunning Rural Location
- Stylish Refitted Kitchen
- Modern Ground Floor Wet Room
- Versatile Living Spaces
- Viewing of the Location & Property is recommended
- Lovely Gardens & Grounds approx 2.25 Acre
- Atmospheric Living Room
- Smartly Appointed First Floor Bathroom
- Oil Fired Central Heating
- EPC Rating D

Once appearing on Escape to the Country, Holly Cottage, on Prolly Moor is a charming detached property sitting in 2.25 acres of beautifully maintained gardens and grounds. Nestled in a remote yet accessible location, this property provides a peaceful retreat from the hustle and bustle of 21st-century living. Despite its serene setting, Holly Cottage is within easy driving distance to the nearby towns of Bishops Castle, Craven Arms, Ludlow, and Shrewsbury, making it a perfect balance of seclusion and convenience. But, also just a mile away from the well facilitated village of Wentnor boasting pub, shop and active community.



The unique premises of Holly Cottage boasts a versatile living space that combines traditional charm with contemporary amenities. The spacious refitted kitchen is perfect for cooking delicious meals and the new ground floor wet room also adds a touch of luxury to everyday living.

One of the highlights of this property is its beautiful surrounding scenery. From rolling hills to lush farmland, the views from Holly Cottage are truly breath-taking. The cultivated, expansive gardens and woodlands extend to approximately 2.25 acres, offering a peaceful oasis where residents can relax and unwind.

Whether you prefer traditional living spaces or modern design, this property has something for everyone, with its stunning rural location adding to its appeal, providing a sense of serenity and privacy that is hard to find elsewhere.

Holly Cottage is a delightful property that offers a perfect blend of comfort, style, and natural beauty. Viewing the rural location, property and grounds is highly recommended for anyone looking for a peaceful retreat in the heart of the Shropshire countryside

## Reception Hall

With newly tiled floor, wall mounted radiator. Door into

## Living Room

This versatile room having a feature stone fireplace with wood burner fitted, beautiful original beams, two wall mounted radiators and two windows to front elevation.

## Sun Room

Accessed from double doors off the living room. A lovely light room, with windows to front and side elevations, two doors to the garden, one of which opens onto a patio, ideal for summer dining.





### Store Room

With original flagstone floor, housing the Worcester oil fired boiler and window to rear elevation.

### Kitchen Diner

This bespoke fitted kitchen has range of matching units to include base cupboards, wall cupboards and drawers, heat resistant work surfaces and tiled splash backs, a 5 ring range gas cooker with electric oven below. Additional aga style gas cooker, two ceramic single bowl sink drainer units, Integrated Fridge, Freezer, Dishwasher, Tumble Dryer, Microwave Oven and planned space for washing machine. Room for a family sized dining table and chairs. Wall mounted radiator, windows to front, rear and side elevation.

### Walk in Pantry

With original flagstone floor and shelving fitted.

### Rear Hall/Boot Room

Good size with wall mounted radiator and door to garden with a concrete ramp for ease of access

### Wet Room

Recently extended and designed by the current owner to include tiled floor, extensively tiled walls, WC, Wash Hand Basin in suite of white, Fitted shower, heated towel rail and window to side elevation.

### First Floor Landing

A spacious landing with room for office desk and shelving, wall mounted radiator and two Velux windows to rear elevation.

### Upstairs Store Room

With light and shelving fitted.

### Bedroom 2

A lovely dual aspect double taking in the views of the countryside with feature fireplace and electric fire fitted, fitted wardrobe, wall mounted radiator and window to front and side elevation.

### Bedroom 3

Currently used as a hobby room but, a good sized double with wall mounted radiator and window to frontage.

### Main bedroom

Dual aspect double with fitted wardrobe and cupboards wall mounted radiator and windows with extensive views to front and side elevation.



### Shower Room

Access to the airing cupboard housing the hot water cylinder and fitted shelving. There is a second fitted cupboard with shelving fitted. WC, Wash hand basin to vanity cabinet, Bidet in suite of white, large shower unit, wall mounted radiator rail and window to side elevation.

### Outside

As you go through the gate onto the generous sized driveway the front of the property enjoys a patio, front lawn and orchard, there is a range of raised beds with mature flowers, shrubs and plants. To the side of the property there is a car port. Gravelled paths then lead to the shed/workshop with further lawned area and two well established wildlife ponds. There is also a brook that runs adjacent to the properties boundary. At the bottom of the garden there is gated access to an open wild flower area and fenced off vegetable garden with raised beds, soft fruit plants and Polytunnel. A further pathway then takes you to the woodland with paths through the well stocked native trees with a range of bird and owl boxes and a hard standing with gated access from the road.





### Agents Note

Please note there is an option to purchase the property with the gardens but without the woodland should a buyer want less acreage.

### Services

We understand that the property has oil heating, LPG gas for the cookers, mains electricity, mains water and private drainage.

Broadband Speed: Basic 5 Mbps.

Flood Risk: No Risk.

### Local Authority

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: E

### Tenure

We understand the tenure is Freehold.

Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.



### Directions

From Craven Arms head north on the A49 toward Church Stretton and turn left at the Jewsons builders yard, signposted Bishops Castle. After around 7 miles, turn right signposted Wentnor. Continue on this road to Wentnor and turn right up the hill past the village shop. At the T junction, turn left past the Crown Pub. Then take a right turn signed posted Prolly Moor and Medlicott. Continue to the crossroads and turn left. Proceed about 1/2 a mile and you will find 3 postboxes. Turn right into the drive leading to Holly Cottage which is the second house on your left.





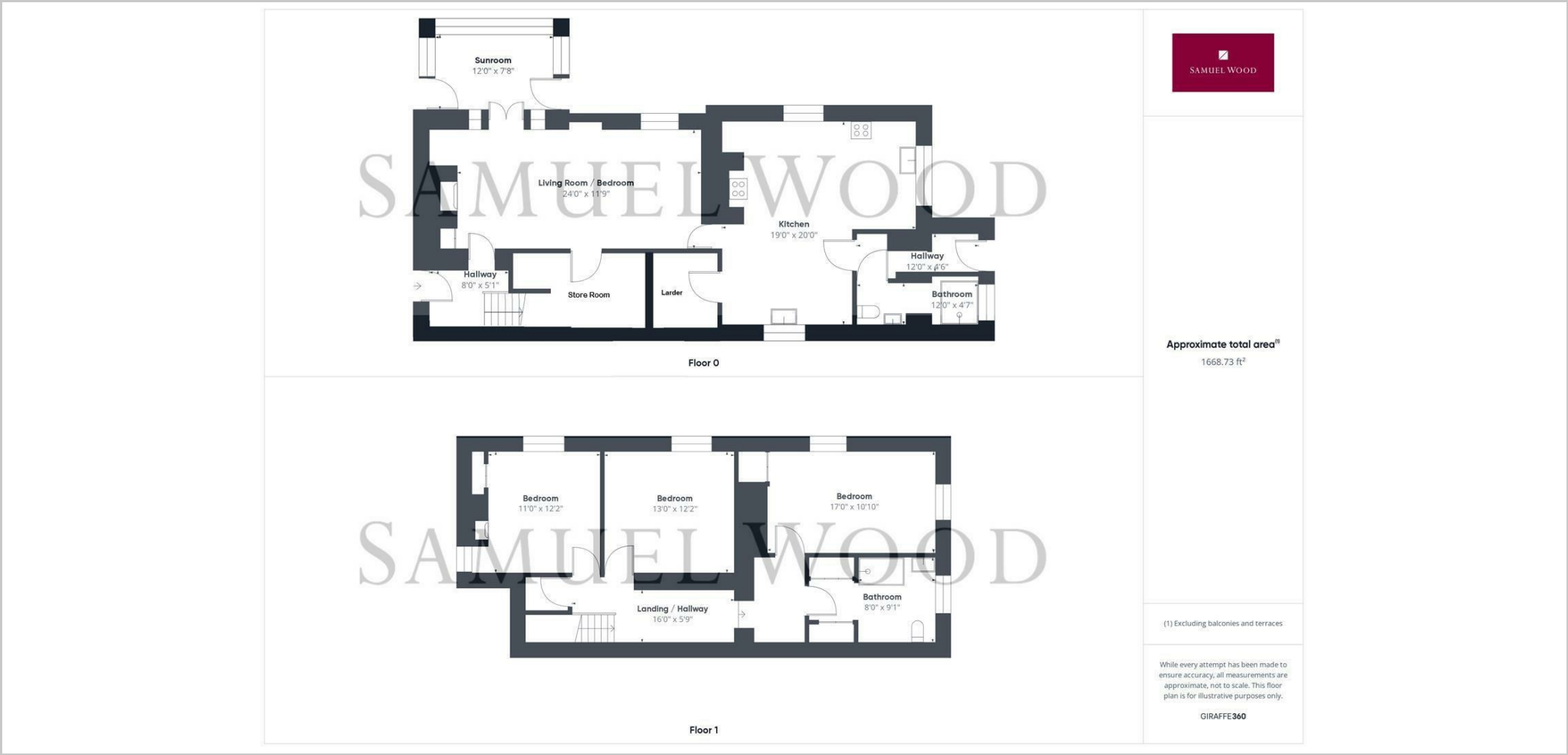








Floor Plans



We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

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