



Woodvine Cottage  
Hollinwood, Whixall

**barbersRURAL**  
rural surveyors & property agents

# Woodvine Cottage

Hollinwood | Whitchurch | SY13 2NL

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Whitchurch 4 miles | Wem 5 miles | Ellesmere 11 miles  
Shrewsbury 16 miles | Crewe station 21 miles  
Chester 25 miles

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A CHARMING DETACHED PERIOD COTTAGE WITH  
SELF-CONTAINED LIVING SPACE, SET WITHIN BEAUTIFUL  
GARDENS AND GROUNDS, WITH PADDOCK AND  
FAR-REACHING COUNTRYSIDE VIEWS.

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Detached period cottage full of character

Four Bedrooms (one in self-contained living space)

Self-contained living space with separate garden access

Cosy inglenook fireplace, beams and character throughout

Established gardens with orchard, vegetable garden and poly tunnel

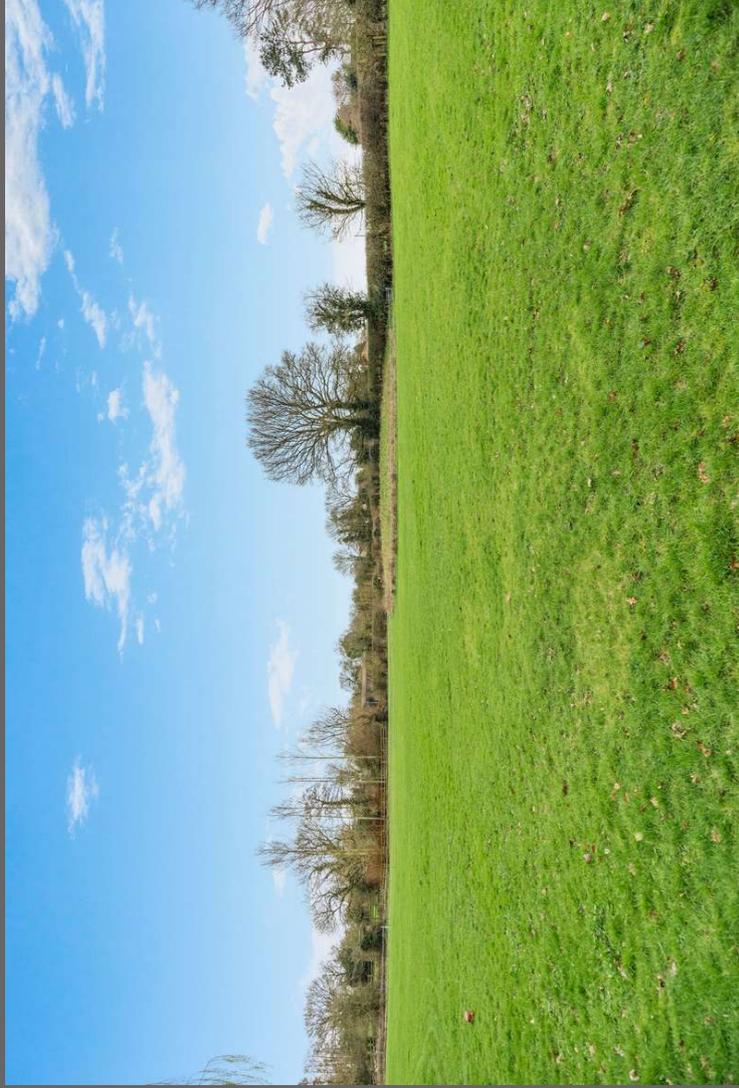
Double garage, workshop, stables and piggery

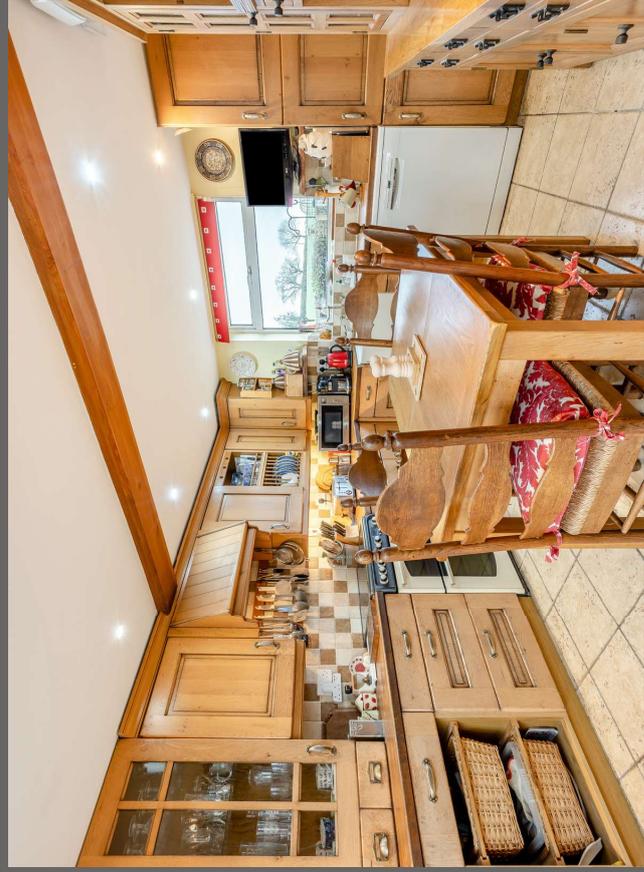
Paddock and abundant wildlife

2.02 Acres (0.82 Ha) in total

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## Location

Woodvine Cottage is set in unspoilt North Shropshire countryside, just a short distance from the village of Tilstock, which offers a pub, church, bowling club and well-regarded primary school. The market town of Whitchurch provides supermarkets, boutique shops, doctors' surgeries and excellent schooling options, with Wem and Ellesmere also close by. Shrewsbury, just sixteen miles south, offers a wide range of facilities and cultural attractions. The area benefits from strong transport links, with railway stations at Whitchurch and Wem, excellent road connections and several airports within an hour, making it ideal for combining country living with commuting or travel.

## The Property

Originally a pair of cottages, dating back to the early 1800s, this charming detached home was merged into one residence during the 1970s and offers characterful and versatile accommodation throughout. The cottage is wonderfully light, with all rooms enjoying delightful views either over the gardens to the front or across open farmland at the rear.

The ground floor comprises a well-appointed kitchen with adjoining utility room, a family bathroom, dining room with feature fireplace and a welcoming sitting room centred around a cosy inglenook fireplace with clear-view log burner. A sun room provides an additional reception space from which to enjoy views of the surrounding gardens. Exposed beams and other period details enhance the cottage's timeless character. Upstairs are three bedrooms and a WC.

Attached to the main house is a single-storey self-contained living space added in 2015. This versatile space includes an open plan kitchenette and bedroom, en-suite shower room and a mezzanine level currently used as sleeping space but ideal for storage. This area is perfect for a dependant relative, older children, guest accommodation, or potential Airbnb use, as it has its own access from the garden.

## Gardens and Grounds

The property is surrounded by beautifully established gardens and grounds, offering a wonderful sense of space and privacy, with numerous nooks and crannies providing interest and charm throughout. Well-stocked borders brim with a variety of shrubs, perennials and roses, complementing formal lawns and a series of delightful garden areas.

Productive areas include a thriving vegetable garden, a fruit cage containing currants, raspberries, blueberries, strawberries and goji berries, along with a greenhouse and a large poly-tunnel with light and electricity, providing excellent scope for year-round growing and gardening enjoyment.

The orchard hosts a variety of mature fruit trees including apple, pear, apricot, cherry and plum, set nearby, as well as an impressive old Bramley apple tree. Features such as a laburnum arch, a grapevine climbing along the garage, and other characterful planting add charm and variety throughout the grounds.

Outbuildings include a large double garage, a substantial shed/workshop, range of small stables with concrete yard and store room and the original piggery now used as a wood and garden store.

Beyond the formal gardens lies a paddock with water trough and a small planted area of poplars, ash trees, dogwoods and elder bushes, completing this delightful and versatile rural setting, which supports a plethora of wildlife including birds, insects, and small mammals.

The property as a whole totals 2.02 Acres (0.82 Ha).





### Services

We are advised that mains electric, water and drainage are connected. Oil fired central heating.

Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

### Solar Panels

Solar PV system installed in 2022. No grants or feed-in tariff apply. The system was fully paid for at installation.

The system exports electricity to the grid; any export payment arrangements will be the responsibility of the buyer. No warranties are provided and buyers should rely on their own enquiries.

### Tenure

We are advised that the property is freehold with vacant possession on completion.

### Local Authority

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

**Council Tax Band**  
Band E

**EPC Rating**  
D

### Fixtures and Fittings

These sales details are for descriptive purposes only and the seller reserves the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

### Viewing

Viewing is strictly by appointment with the Agents, Barbers Rural, who can be contacted on 01630 692500 or sales@barbers-rural.co.uk.

### Location

What3words ///reviews.scoop.pegs  
Postcode SY13 2NL

I5204 13.3.2026



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