

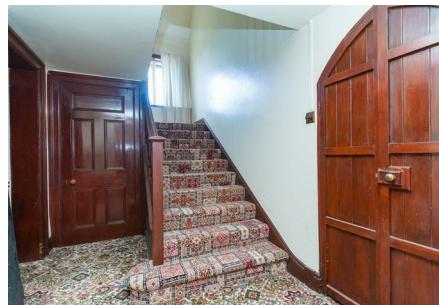


**FOR SALE**

Guide Price £750,000

**The Hully Tybroughton, Whitchurch, Shropshire,  
SY13 3BG**

A handsome period farmhouse providing excellent scope for modernisation, complemented by a courtyard of traditional farm buildings which offer potential for conversion, alongside land and gardens which extend, in all, to approx 2.58 acres, peacefully situated in a scenic rural location close to Tybroughton.



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



- 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
- Further Land Available
- Peaceful and Scenic Location

## DESCRIPTION

Halls are delighted with instructions to offer The Hully in Tybroughton, Whitchurch for sale by private treaty.

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, situated within land and gardens which extend, in all, to approximately 2.58 acres, or thereabouts.

## 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, Tushingham 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.



5 Reception  
Room/s



6 Bedroom/s



2 Bath/Shower  
Room/s



## 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.

## PADDOCK

There is a conveniently sized paddock, extending to around 2.5 acres, adjacent to the gardens which continues to the side of the farm buildings; this presenting opportunities for the grazing of ponies or horses, or for inclusion within the more formal gardens.

## FURTHER LAND

Approximately 58 acres of productive arable land is situated immediately opposite The Hully and available by separate negotiation, with various access points allowing for further division, if preferred.

## LISTING

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

## DIRECTIONS

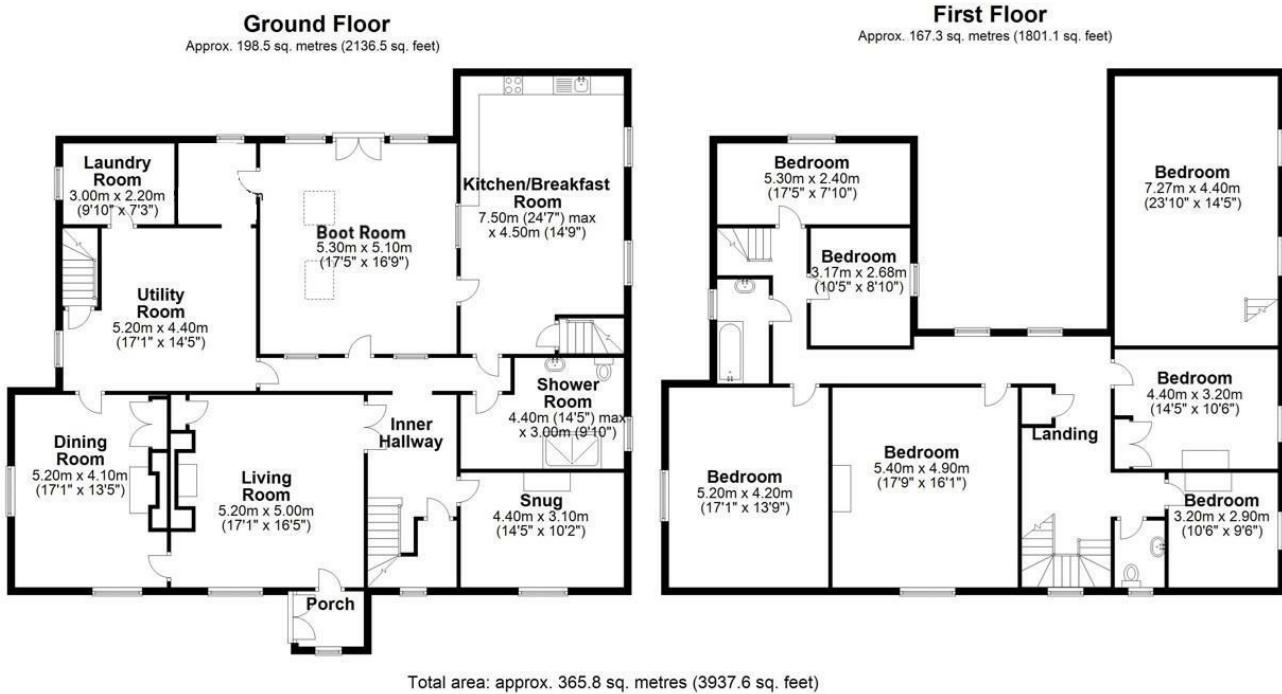
What3Words /// shell.petulant.marsh

## ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

## The Hully Tybroughton, Whitchurch, Shropshire, SY13 3BG



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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 Ratings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A2 plus)	A		
(B1-8)	B		
(C9-20)	C		
(D5-68)	D		
(E9-54)	E		
(F21-38)	F		
(G1-20)	G	15	40
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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