



## Hollies Farm, 16 Valeswood, Little Ness, Shrewsbury, Shropshire, SY4 2LH

**Offers in the Region Of £425,000**

**A surprisingly spacious 3-4 bedroom detached cottage standing in 0.2 acres of ground bordering fields and enjoying glorious views.**

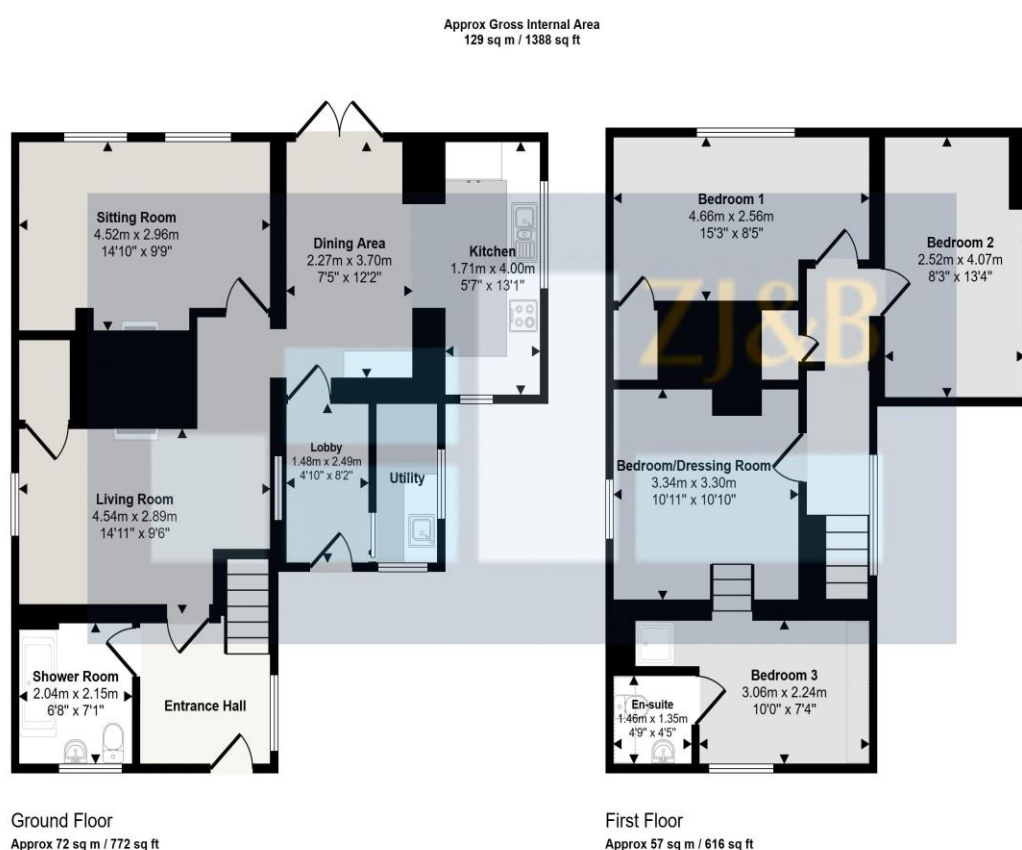


Hollies Farm is a splendid detached three-to-four-bedroom cottage, standing in 0.2 of an acre, bordering fields and enjoying glorious views.

The surprisingly spacious living accommodation begins at the large entrance hall, which leads to a living room (presently used as a dining room) with a feature-inglenook sandstone fireplace with a wood-burning stove, exposed painted beams and a useful walk-in store. The sitting room is located to the rear of the property overlooking the garden and adjoining countryside. The exposed painted beams continue in this room along with a further wood-burning stove. The large kitchen/breakfast room has been fully refitted with an excellent range of contemporary units, an integrated oven with a combination microwave above, dishwasher, induction hob with steel canopy over and double French doors leading to the garden. There is a door to a side lobby and utility room, and the ground floor accommodation is completed with a fully refitted shower room. Upstairs, a dressing room/occasional bedroom/study provides access to the main bedroom with en-suite and shower. In addition, there are two further double bedrooms, one with built-in wardrobes.

Outside, the property is approached over a wide driveway providing ample parking, and the gardens are a real feature of the property, with paved areas, lawns and a variety of cultivated beds and borders. Within the grounds, there is a useful workshop/store, greenhouse and smaller tool store.

Valeswood is a beautiful, idyllic location, close to Nescliffe Hill Country Park and the village of Nescliffe is close by and offers a range of amenities along with a primary school.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**FLOOR PLANS FOR GUIDANCE ONLY**



## Energy performance certificate (EPC)

Hollies Farm 16 Valeswood Lime Ness SHROPSBURY SY4 2LH	Energy rating <b>F</b>	Valid until: 25 August 2035
		Certificate number: 0635-4628-6500-0884-3292

Property type	Detached house
Total floor area	112 square metres

### Rules on letting this property

#### ! You may not be able to let this property

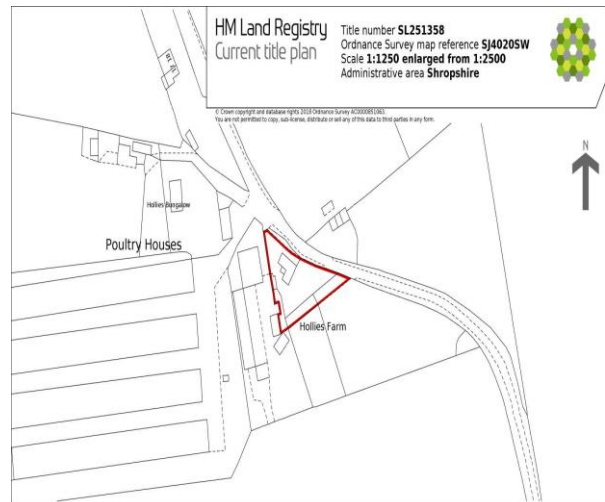
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

### Energy rating and score

This property's energy rating is F. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



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## Council Tax Band E

**Tenure:** Our client advises us that the property is Freehold. Should you proceed with the purchase of the property, these details must be verified by your solicitor.

**NB:** The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

**Viewing:** To arrange a viewing call in at our office or telephone **01743 248351**

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**01743 248351**

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