



# Holly Farm

Cumberland Lane, Whixall, Whitchurch, SY13 2NJ

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SY13 2NJ

Guide Price - £700,000

Holly Farm is an exceptional detached family home with an adjoining annex and an impressive selection of outbuildings, all set within approximately 2.9 acres of land.

The main home features an entrance porch, a generous lounge with a feature burner and air conditioning unit, plus a spacious dining room that flows openly into the breakfast kitchen. From here, a door leads to the side porch and the annex, which offers flexible accommodation including a bedroom/gym, study and shower room. Upstairs, the property provides four well proportioned bedrooms and a sizeable family bathroom.

Externally, Holly Farm is approached via a long driveway that leads to extensive off road parking. The grounds include a substantial range of outbuildings arranged around concrete yard areas, comprising six former livestock buildings, an open bay shed, a former hay barn and a large machinery shed. Surrounding the home are private lawned gardens, a patio area, and additional land extending beyond the house, ideal for keeping a variety of livestock.

## LOCATION

Nestled in the peaceful North Shropshire countryside, Whixall is celebrated for its open landscapes, low population density and rural charm. For everyday amenities, the bustling market towns of Whitchurch and Wem provide supermarkets, healthcare, boutique shops, restaurants, and cafes. On the educational front, families benefit from excellent local schooling, namely, Whixall CofE Primary with Secondary education available in nearby Wem, including the respected Thomas Adams School. Whixall remains well connected, rail links from Whitchurch and Wem provide direct access to Shrewsbury, Crewe, and the wider national rail network. Road connections give convenient access to the A41 and A49 for commuting to larger centres including Shrewsbury and Chester.





### **ENTRANCE PORCH**

Double glazed door and windows, inner door through to the open plan dining room.

### **LOUNGE**

A large formal lounge with double glazed bay windows to both front and rear, double glazed sliding patio door to rear patio and garden, feature cast iron burner which can run the central heating and hot water, set on a brick hearth, radiator and an air conditioning unit.

### **DINING ROOM**

Open plan through to the breakfast kitchen having a double glazed bay window to front, two radiators, staircase to the first floor landing having a useful cupboard beneath.

### **BREAKFAST KITCHEN**

Fitted with a modern range of wall, base and drawer units, electric oven, gas hob, extractor, plumbing point for a washing machine and dishwasher, space for a tumble dryer, tiled splashbacks, two radiators, three double glazed windows, door to side porch leading to the annex and outside.



### **ANNEX**

Located off the side porch.

### **BEDROOM/GYM**

Double glazed window, radiator, door to the office.

### **OFFICE**

Double glazed window, radiator, door to the shower room.

### **SHOWER ROOM**

Shower cubicle with an electric shower, WC and wash hand basin, part tiled walls, radiator, double glazed window.

### **FIRST FLOOR**

#### **BEDROOM 1**

Large double bedroom with double glazed window and secondary glazed units to both side and rear, fitted wardrobes with mirrored fronted sliding doors, radiator and air conditioning.

#### **BEDROOM 2**

Double glazed window, radiator, airing cupboard housing the hot water cylinder and providing access to the loft space.

#### **BEDROOM 3**

Double glazed window, radiator.

#### **BEDROOM 4**

Double glazed window, radiator.



## BATHROOM

Double ended panel bath, shower cubicle with an electric shower, WC and wash hand basin, part tiled walls, two radiators, two double glazed windows.

## OUTSIDE

The property is approached via a long driveway which leads to extensive off road parking and turning space.

## GARDEN

There are lawned gardens to the rear of the property, plus a patio area, greenhouse and a well to the front of the property.

## OUTBUILDINGS

Comprising six former livestock buildings, an open bay shed, a former hay barn and a large machinery shed.

## LAND

In all extending to approximately 2.9 acres. There is land to the rear accessed via the former hay barn which offers the potential for keeping a variety of livestock.

## SERVICES

Mains water, electric, oil central heating and private drainage.

## COUNCIL TAX

D

## EPC

C

## SOLAR PANELS

18 Solar panels with 4.5kWh battery fitted.





## **DIRECTIONS**

Sat Nav SY13 2NJ

What3words

///regrowth.cackling.hydrant

## **APPROXIMATE DISTANCES**

Whitchurch - 4.5 miles

Liverpool Airport - 46.6 miles

Manchester Airport - 50.4 miles

## **AML REGULATIONS**

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue a memorandum of sale. Please note that this fee is non-refundable.



## VIEWINGS

Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

## PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

## SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

## DISCLAIMER

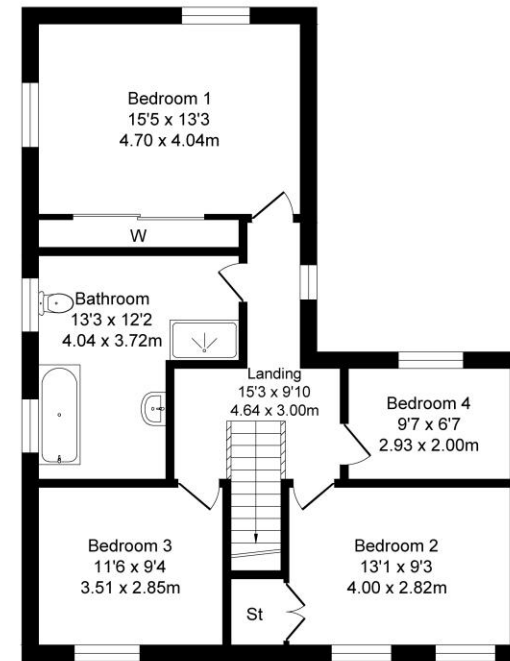
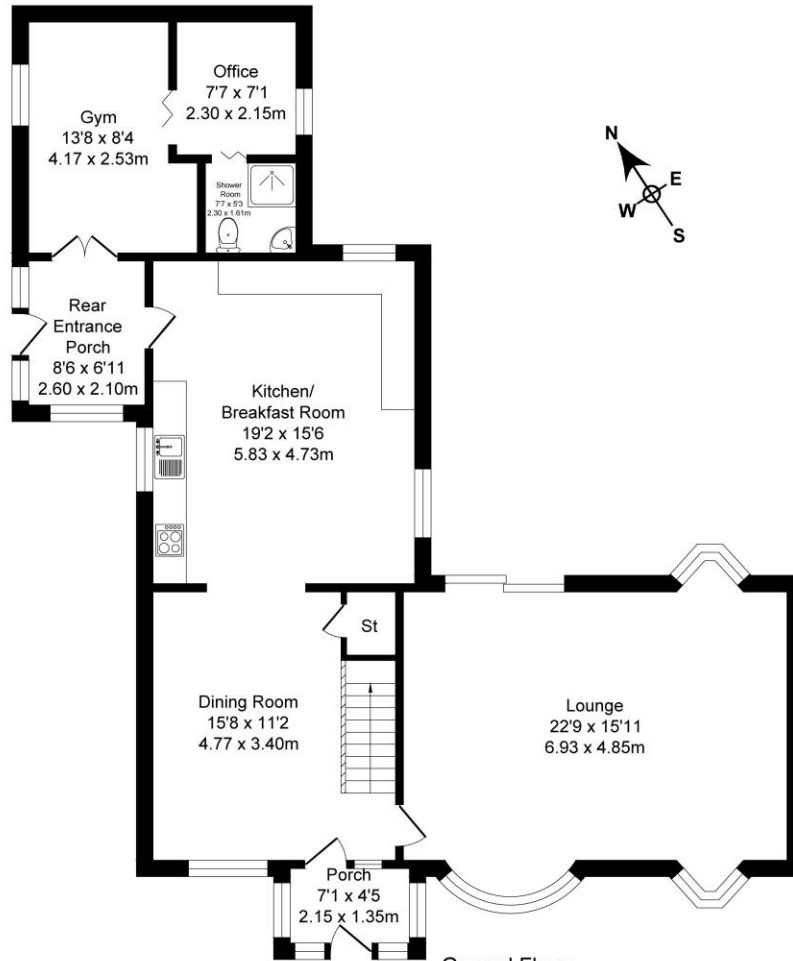
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# Holly Farm

Total Approx. Floor Area 2021 Sq.ft. (187.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor  
Approx. Floor Area 1245 Sq.Ft (115.7 Sq.M.)

First Floor  
Approx. Floor Area 776 Sq.Ft (72.1 Sq.M.)

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