



# HILLSIDE

MILL LANE | HORSEMANS GREEN | SY13 3EA

Halls<sup>1845</sup>







# HILLSIDE

MILL LANE | HORSEMANS GREEN | SY13 3EA

Whitchurch 7 miles | Wrexham 9.5 miles | Chester 22.3 miles  
(all mileages are approximate)

AN IMPRESSIVE, DETACHED FAMILY HOME WITH SPACIOUS  
ACCOMMODATION, WONDERFUL COUNTRYSIDE VIEWS AND LARGE  
Paddock. THE PROPERTY IS AVAILABLE WITH NO CHAIN.

Exceptionally Presented with NO CHAIN  
Spacious Family Home to Over 2,600 sq ft  
Ample Parking & Brick Built Double Garage  
Large Gardens & Adjoining Paddock  
Views Towards the Welsh Hills



**Whitchurch Office**

8 Watagate Street, Whitchurch,  
Shropshire, SY13 1DW

**T:** 01948 663230

**E:** [whitchurch@hallsgb.com](mailto:whitchurch@hallsgb.com)

Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

Hillside is an exceptional bespoke detached family residence extending to over 2,600 sq ft, occupying a delightful semi-rural position with beautifully landscaped gardens, adjoining paddock and far-reaching views across the surrounding countryside towards the Welsh Hills. Offering spacious and versatile accommodation throughout, this impressive home perfectly combines contemporary family living with a peaceful country setting.

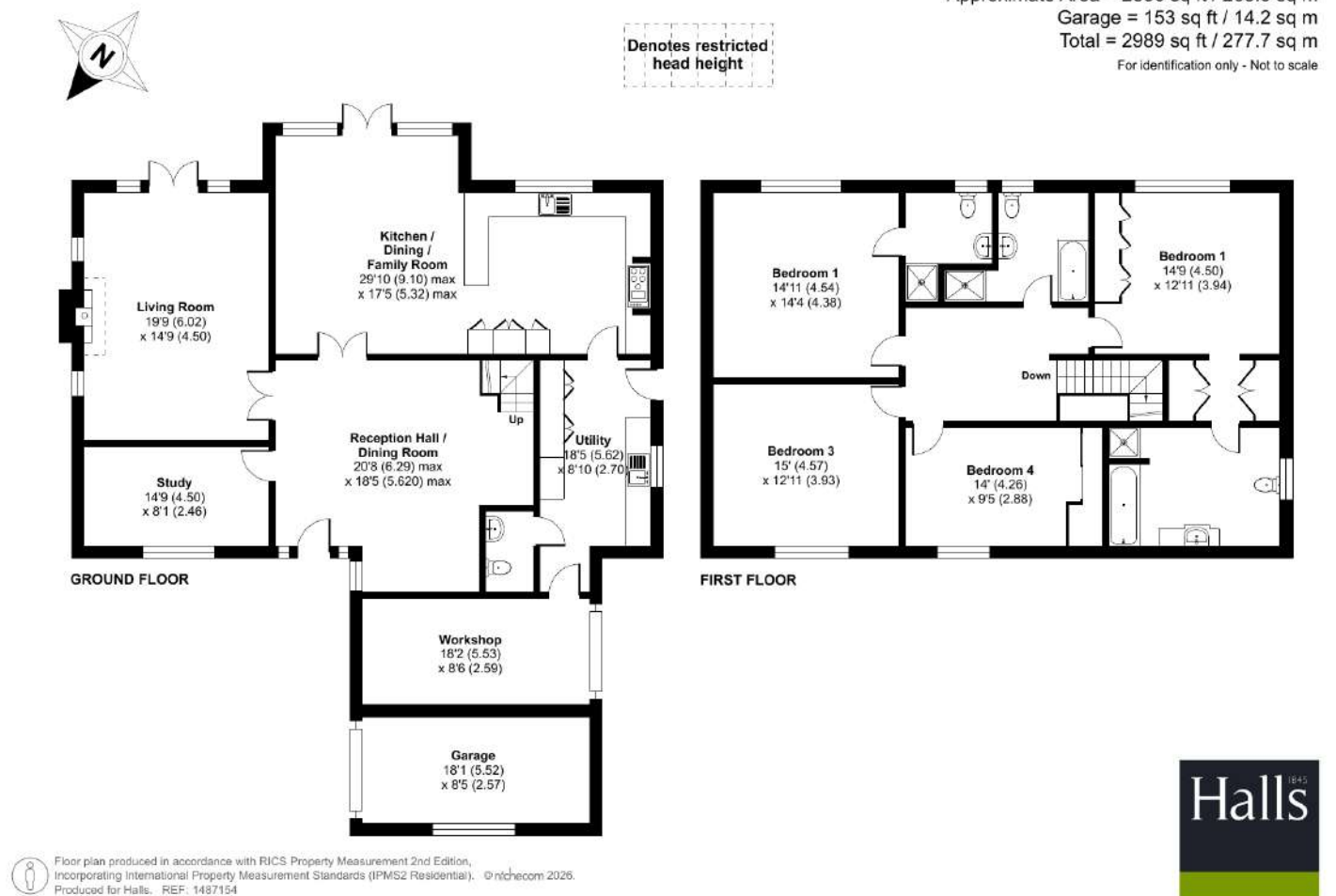
## SITUATION

The property is located in the village of Horsemen's Green where there is a local village hall and thriving community. Horsemen's Green is close to the popular village of Hanmer. Whitchurch is 6 miles from the property and is Shropshire's most historic market town, being well-connected to both Shropshire and Cheshire.

The Market Town of Whitchurch in Shropshire, the UK's county named in 'ABTA'S Top 10 Destinations to Watch 2024'. Bordering South Cheshire and Wales, with countryside on your doorstep and the bustle of town-life just a short walk away. Whitchurch benefits from the feel of a small town, whilst providing everything you could possibly need, including the traditional market held every Friday, local butchers, bakeries, pharmacies, a Family Medical Practice, multiple dentists, an optician, hairdressers, a library, a hospital, as well as some of the major supermarkets.

## THE PROPERTY

A canopied entrance porch welcomes you into an impressive reception hall, currently arranged as a formal dining room, creating an immediate sense of space and character. The elegant living room enjoys a delightful outlook over the gardens, paddock and open countryside beyond, with a Clearview multi-fuel stove providing a wonderful focal point. To the front of the property is a versatile family room, ideal as a home office or snug.



Undoubtedly the heart of the home is the open-plan kitchen, dining and family room. The kitchen is fitted with an excellent range of quality units and generous work surface space, while large windows and doors frame the stunning rear aspect and provide seamless access to the gardens. There is a central island, integrated dishwasher, range style cooker and an American style fridge / freezer. Throughout the ground floor living area there is solid oak flooring.

Adjoining the kitchen is a substantial utility room, a cloakroom/W.C. and an internal door leading directly into the attached double garage. The first-floor landing leads to four generous double bedrooms. The principal suite benefits from fitted wardrobes, a dressing area and a luxurious ensuite bathroom. A well-appointed guest bedroom also features an en-suite shower room, whilst two further double bedrooms are served by a large family bathroom.



## OUTSIDE AND GARDENS

Approached from Mill Lane via a shared private driveway serving just one neighbouring property, Hillside enjoys an excellent degree of privacy and ample parking for numerous vehicles, including space for a caravan or motorhome. The attached double garage offers further versatility, and, subject to the necessary planning permissions, presents exciting potential to create a self-contained annexe if required.

The beautifully landscaped rear gardens are a particular feature of the property, thoughtfully designed to provide a variety of spaces for both relaxation and entertaining. Extensive paved patios, well-maintained lawns, colourful flower borders, a summer house, covered seating area and dedicated space for a hot tub all combine to create an exceptional outdoor environment. Beyond the formal gardens lies a delightful paddock, ideal for a pony, a small number of sheep, donkeys or simply enjoying as a natural extension of the grounds.



## SCHOOLING

Within a short drive are a number of highly rated state and private schools including Whitchurch College, Shrewsbury School, Shrewsbury High School, The Priory, Moreton Hall, Prestfelde Prep.

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## SERVICES

We understand that the property has the benefit of mains water and electric. Drainage is provided to a bio disc system and heating is via an oil-fired boiler.

## LOCAL AUTHORITY

Wrexham Council.

## COUNCIL TAX & EPC RATING

Council Tax Band - H  
Current EPC Rating - D

## DIRECTIONS

What3Words ///regaining.sometimes.goats

From Whitchurch drive out on the A525 for just under 5 miles and turn left for Horsemans Green. Follow the lane and at the next junction turn left and follow the road for about 600 metres and turn left into Mill Lane and continue up for about ¼ of a mile and the drive is located on the right-hand side and is shared with Murefield.



## RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

## IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



Hillside, Horsemans Green  
Plan for Identification Purposes Only



