

DRAKES

ESTATE AGENTS



Holly Tree Farm, Dark Lane, Hollywood, B47 5BU

£790,000

- A Grade II Listed Georgian Farmhouse
- Five Double Bedrooms
- Three Reception Rooms
- Dining Kitchen
- Utility Room & Guest WC
- Family Bathroom & Additional En-Suite Shower Room
- Large Plot With Delightful Countryside Views
- Ample Off Road Parking
- Brick Built Store, Log Store & Boiler Room
- Ground Floor Bedroom With En-Suite Shower Room



SCAN TO VIEW
VIRTUAL TOUR

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Dining Kitchen to front - 3.78m x 7.14m (12'5" x 23'5")
 Utility Room to rear - 3.63m x 2.51m (11'11" x 8'3")
 Lounge to front - 3.96m x 4.9m (13'0" x 16'1")
 Sitting Room to front - 3.96m x 4.27m (13'0" x 14'0")
 Ground Floor Bedroom Five - 2.59m x 3.99m (8'6" x 13'1")
 En-Suite Shower Room to rear - 1.24m x 3.99m (4'1" x 13'1")
 Bedroom One to front - 3.96m x 4.78m (13'0" x 15'8")
 Bedroom Two to rear - 3.66m x 4.78m max (12'0" x 15'8")
 Bedroom Three to rear - 4.55m x 2.74m (14'11" x 9'0")
 Bedroom Four to front - 3.99m x 2.59m (13'1" x 8'6")
 En-Suite Shower Room to rear - 3.99m x 1.24m (13'1" x 4'1")
 Loft Room to rear - 3.84m x 3.07m (12'7" x 10'1")

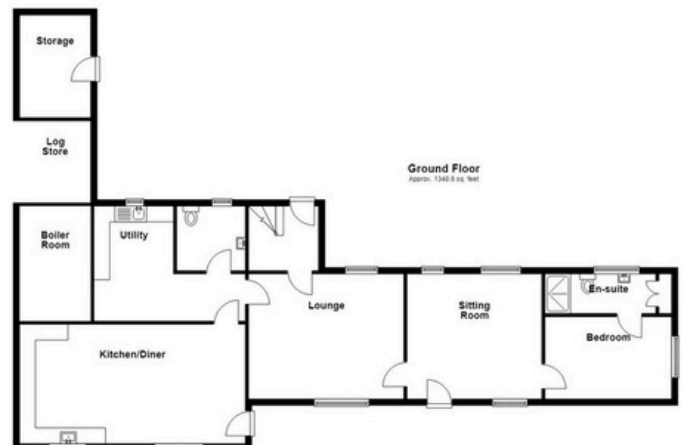
A unique opportunity to purchase Holly Tree Farm a picturesque Georgian farmhouse set on a generous plot with countryside views, no upward chain, five bedrooms, two reception rooms, dining kitchen, three bathrooms, Utility Room, Guest WC, ample off road parking and out-buildings.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX BAND: E

EPC Rating: D

Tenure: Freehold



Total area: approx. 2278.7 sq. feet

The vendor advises that the property is Freehold. Drakes Estate Agents will not be held responsible should this information be incorrect, and we request that your conveyancing solicitor verifies this throughout the conveyancing procedure.

The information provided by Drakes Estate Agents do not constitute part or all of an offer or contract, the measurements are supplied for guidance only and as such must be considered incorrect, we have not tested any appliances, fittings, services or equipment or and we ask all potential buyers to check the working of any appliances and the measurements before committing to any expenses. For Money Laundering purposes we will request any potential buyer at offer stage to provide proof of Identity before negotiation takes place. Drakes Estate Agents do receive a small referral fee from some Conveyancing Solicitors & Mortgage Brokers which is on a case-by-case basis, and is subject to a minimum referral fee of £50

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