



HOLLINGWORTH HALL
Farm House





Situated within a picturesque and serene hamlet, this exquisite 4-bedroom detached house oozes with the charm and elegance of a period family home while incorporating modern comforts for contemporary living. Nestled above Hollingworth village, in a quiet and tranquil location, this property offers a unique blend of rural serenity and convenience.





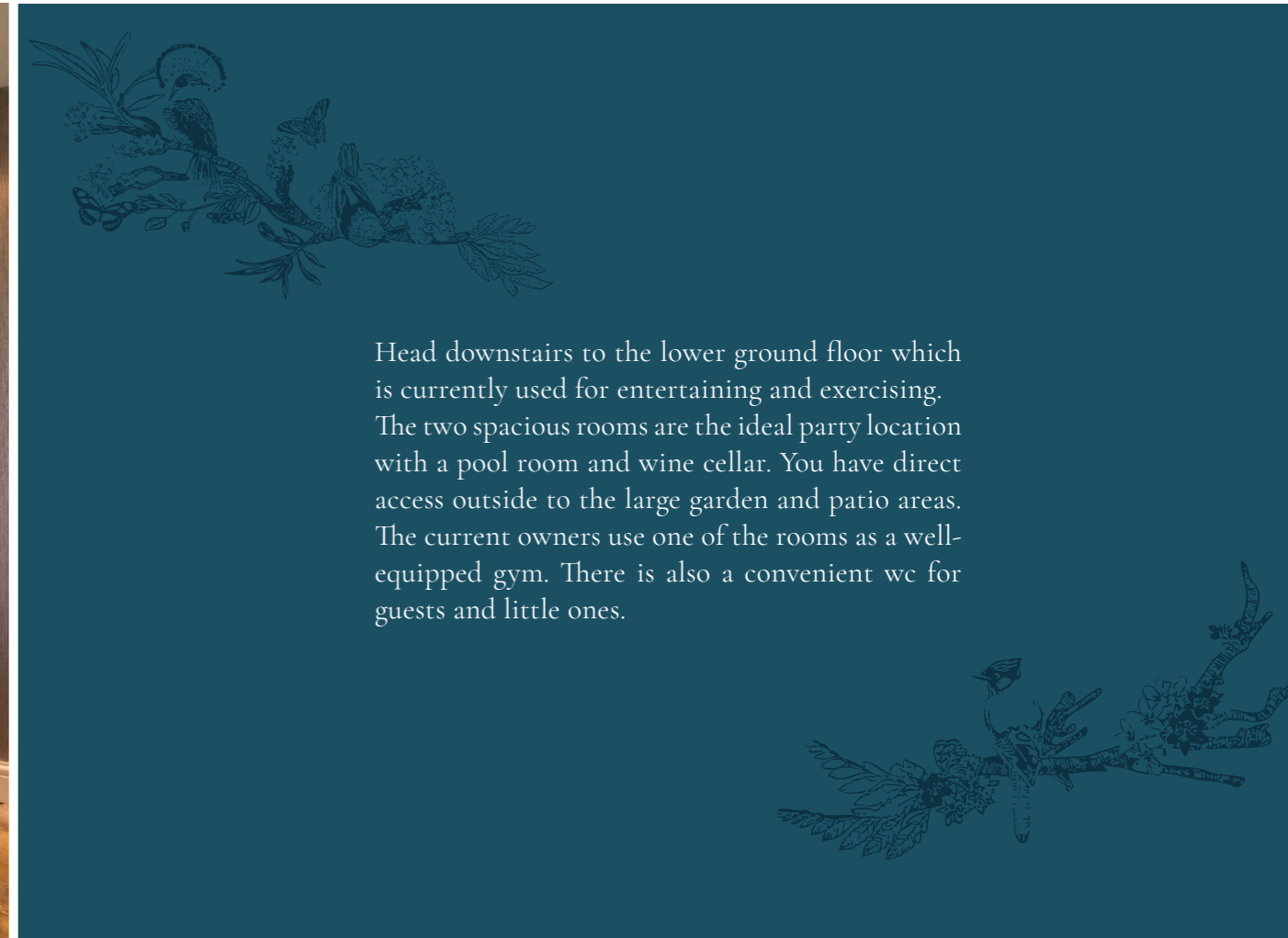
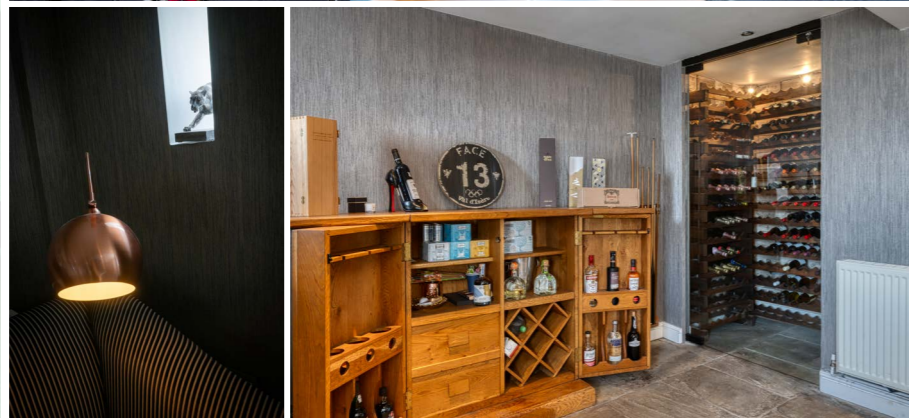
The spacious living areas are flooded with natural light, creating a warm and inviting ambience throughout. The heart of the house is undoubtedly the kitchen, which features an electric Aga that not only adds a touch of sophistication but also serves as a focal point for the room. The kitchen is a chef's delight, equipped with state-of-the-art appliances, ample storage space, and a large island that provides a perfect spot for casual dining or entertaining guests. Sit on the comfortable window seat with your morning coffee and soak up the breathtaking views. In the summer months open the patio doors and take your lunch outside.





Your elegant sitting room, again with picture perfect views, is the ideal place for relaxing at the end of a long day, the dual fuel burner provides a cozy addition and adds ambience and charm. There is a second smaller sitting room which would make a great office, playroom or tv hangout for teenagers.





Head downstairs to the lower ground floor which is currently used for entertaining and exercising. The two spacious rooms are the ideal party location with a pool room and wine cellar. You have direct access outside to the large garden and patio areas. The current owners use one of the rooms as a well-equipped gym. There is also a convenient wc for guests and little ones.



The property boasts four well-appointed double bedrooms, each offering a peaceful sanctuary for rest and relaxation. The principal suite exudes luxury with its en-suite bathroom and stunning views of the surrounding countryside. Waking up to the sight of rolling hills and verdant meadows is a daily privilege for the lucky occupants of this home. There are three further doubles, one of which has a further en-suite.



One of the standout features of this property is the outdoor hot tub, strategically placed to take full advantage of the breathtaking views that extend as far as the eye can see. Whether you're unwinding after a long day or soaking in the beauty of the landscape, the hot tub provides a private oasis where you can truly escape the hustle and bustle of every-day life.



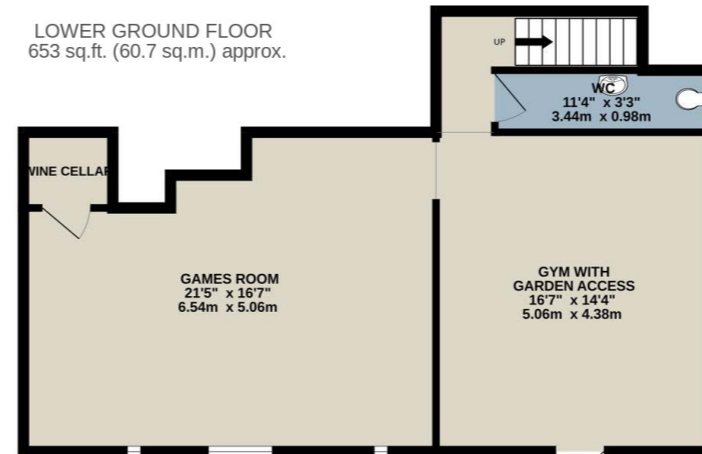


KEY FEATURES

For those who appreciate the beauty of rural living but still want the convenience of modern amenities, this property offers the best of both worlds. The nearby amenities and services ensure that daily necessities are within easy reach, while the secluded location provides a sense of tranquility and escape from the demands of urban life. In conclusion, this 4-bedroom detached house is a rare find that combines the timeless allure of a period family home with the comforts and luxuries of modern living. From the stunning views to the spacious living spaces, every aspect of this property has been carefully designed to offer a lifestyle of comfort, relaxation, and beauty. Don't miss this opportunity to make this unique and charming property your own.

- Period four-bedroom, five bathroom detached home
- Stunning garden with views which stretch beyond the eye can see
- Lower ground floor with space for gym, pool table and wine cellar
- Tranquil location
- Leasehold
- Grader Two Listed
- Council Tax Band E
- Septic Tank
- Main Electricity – no gas
- Electric Boiler
- Mains Water
- Service Charge - £160 per month payable to Hollingworth Hall Management Company
- Ground Rent - £50

LOWER GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.



GROUND FLOOR
1063 sq.ft. (98.8 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
72-100	A		
69-71	B		
65-68	C		
59-64	D		
55-58	E		
49-54	F		
45-48	G		
Not energy efficient - higher running costs			
		64	11

England & Wales EU Directive 2002/91/EC



TOTAL FLOOR AREA : 2790 sq.ft. (259.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
1073 sq.ft. (99.7 sq.m.) approx.



HOLLINGWORTH HALL

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