



# 2 HOLLY BANK

HARMER HILL | SHREWSBURY | SY4 3DZ





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Shrewsbury 6 miles | Ellesmere 10 miles | Telford 18 miles  
(all mileages are approximate)

AN INCREDIBLY IMPRESSIVE, DETACHED FAMILY HOME SITUATED IN A PRIVATE POSITION ON A SMALL EXCLUSIVE DEVELOPMENT IN THE VERY POPULAR VILLAGE OF HARMER HILL.

Set over 3 floors  
Fantastic views  
Wonderful flowing accommodation  
Spectacular living room with feature fireplace  
The most amazing roof terrace/balcony perfect for alfresco entertaining



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Viewing is strictly by appointment with the selling agents

## DIRECTIONS

What3words - ///orchestra.riverbed.daydream

From Shrewsbury, proceed north along the A528 Ellesmere Road and on reaching Harmer Hill, turn left by the Bridgewater Arms onto the Ellesmere Road. Continue and take the 2nd turning on the left after a short distance and the property will be found on the right hand side.

## SITUATION

The property is located in the centre of this pleasant and popular village, situated 6 miles north west of the county town of Shrewsbury, which boasts a wealth of amenities including boutique style shops, bars and restaurants with popular schools in the state and private sector, the Theatre Severn and Shrewsbury Railway Station.

Harmer Hill has an active Village Hall and restaurant/Public House with a school bus service through to Baschurch, Wem and Ellesmere.

There are some lovely walks in the area, particularly off Lower Road.

The neighbouring village of Myddle offers a primary school and a pub. More comprehensive amenities can be found at Wem, which provides a range of shops and schools including the popular Thomas Adams, together with a rail service, which is also available in the neighbouring hamlet of Yorton via a railway Halt. Commuters are well placed with access to a number of commercial centres including Telford and Birmingham.

## PROPERTY

An impressive modern family home with incredibly flexible accommodation situated in the highly sought-after location of Harmer Hill, offering wonderful flowing accommodation set over three floors. This exceptional property offers the perfect blend of modern family living



Denotes restricted head height

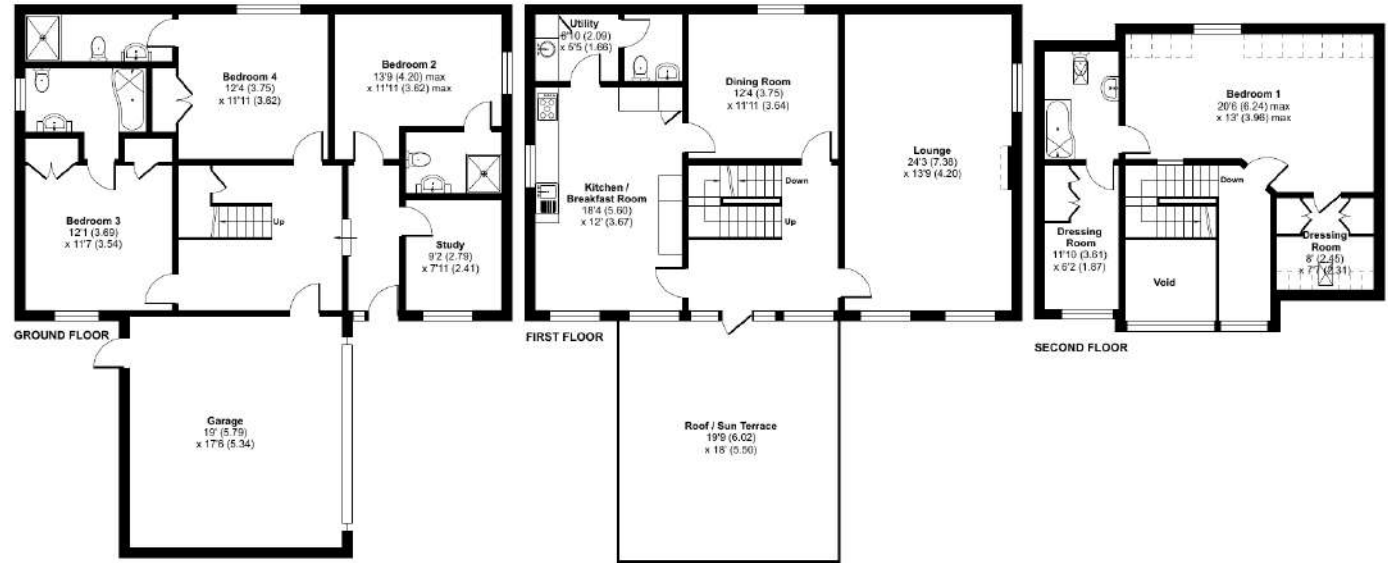
Approximate Area = 2409 sq ft / 223.8 sq m (excludes void)

Limited Use Area(s) = 46 sq ft / 4.2 sq m

Garage = 333 sq ft / 30.9 sq m

Total = 2788 sq ft / 258.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/cheom 2025. Produced for Halls. REF: 1365714



and versatility with the benefit of fairly low maintenance grounds, stunning views and the most spectacular terrace.

As you enter the ground floor, there is a striking pillared reception hall, with tiled floor arranged over two levels. From here, there is access to the integral double garage, as well as connecting doors to ground floor bedrooms and study. This level offers four bedrooms, with the flexibility to use one as a study

if desired. Three bedrooms benefit from their own en-suite facilities.

The first floor opens up to an extensive living space, with a substantial main sitting room with windows overlooking Holly Bank and further views into the distance. With timber effect flooring, a contemporary limestone fireplace with pebble effect gas fire and a further window to the side elevation. There is a separate dining room located next to the kitchen -



great for more formal dining. The modern Scandinavian style kitchen features a range of base units with cupboards and drawers, areas with matching eye level cupboards, double oven, five ring gas hob with cooker hood over, integrated fridge, freezer and dishwasher, inset sink unit, window to the side and picture windows overlooking the terrace. The accommodation on the first-floor flows out onto a stunning roof/sun terrace, offering beautiful views and creating an ideal spot for alfresco entertaining or just relaxing. There is also a utility room with a sink, space for a washing machine and a guest WC.

On the second floor, there is the superb principal bedroom suite with his and hers walk in dressing rooms and a large en-suite bathroom. There is also a small mezzanine seating area at the top of the stairs, providing another area for reading or enjoying the countryside views.

## OUTSIDE

Stunning Exterior Roof/Sun Terrace - featuring an extensive decked area with balustrade and delightful seating areas, perfect for outside socialising and enjoying the far reaching views.

Access is given from Holly Bank onto the private driveway providing access to the garage. The front gardens are landscaped with a range of shrubs and plantings, retaining walls, interspersed steps and flower beds, a pathway extends to the sides

of the property. The rear gardens have a lawn sections surrounded by a host of matured plants and shrubberies together with gravelled inlay areas. Steps ascend to the outside decked area and return steps and gravel driveway return to the front of the property.

## GENERAL REMARKS

### 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

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

### LOCAL AUTHORITY

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

Tel: 0345 678 9000.

### COUNCIL TAX

Council Tax Band – G



### RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars.

### 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.

#### 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.



