FOR SALE

Offers in the region of £379,000

The Hollies Eyton, Wrexham, LL13 0SW

A substantial and well-appointed detached three-bedroom bungalow providing around 2,000 sq ft of flexible living accommodation and situated within beautifully maintained gardens which extend to approx 1/4 acre, alongside a garage and parking, peacefully located on the perimeter of the village of Eyton.

FOR SALE

Overton-On-Dee (3 miles), Wrexham (4 miles), Ellesmere (8 miles), Oswestry (13 miles).

All distances approximate.

- **Substantial Country Bungalow**
- **Around 2,000 sq ft**
- **Flexible Living Accommodation**
- **Approx 1/4 acre gardens with Stream**
- **Parking and Garage**
- **Rural Village Location**

DESCRIPTION

Halls are delighted with instructions to offer The Hollies in Eyton for sale by private treaty.

The Hollies is an impressively proportioned detached country bungalow providing flexible living accommodation ideally suited to a range of demographics, including families and more mature buyers alike, with nearly its 2,000 sq ft of internal space having been carefully maintained and improved by the current vendors and at present comprising, an Entrance Hall, Living Room, Kitchen, Utility Room, Snug, Garden Room, Family Bathroom, and three Bedrooms (with the Master and Bedroom Two enjoying En-Suites and the Master a further walk-in wardrobe).

The property is positioned within particularly notable gardens which extend, in all, to approximately 0.23 acres and enjoying a desirable southerly aspect. The gardens have been painstakingly and lovingly maintained by the current vendors to now provide a wonderful complement to the home and a calm oasis from which to enjoy the serenity of the setting, whilst currently featuring, to the front, ample tarmac/gravelled driveway parking for a number of vehicles which leads on to a detached single garage.

To the rear of the property are private gardens which feature expanses of well-maintained lawn interspersed with a range of established floral beds, alongside an elevated patio area which represents an ideal space for outdoor dining and entertaining, with the gardens culminating to the south at a charming brook shaded by a mature weeping willow.

SITUATION

The Hollies is situated on the perimeter of the traditional rural village of Eyton, which boasts a respectable range of amenities for its size, including a primary school, farm shop, and the local renowned Plassey leisure park, whilst nestling within particularly fine undulating countryside which provides ample opportunity for those with rambling and cycling interests. Despite its bucolic setting, the property retains a convenient proximity to the villages of Bangor-On-Dee, Overton-On-Dee, and the lakeland town of Ellesmere, all of which, between them, enjoy a wider range of amenities of all kinds, with the county centre of Wrexham positioned around 4 miles to the north-east.

SCHOOLING

Within a convenient proximity are a number of well-regarded state and private schools, including Eyton Primary, Ysgol Sant Dunawd, Ysgol Rhiwabon, St.Mary's Primary, The Madras School, The Maelor School, Moreton Hall, Oswestry School, and Ellesmere College.

W3W

///palaces.emulated.dubbing

DIRECTIONS

Leave Overton to the west via the A528 in the direction of Wrexham, continuing for around 3 miles until reaching a roundabout, here take the first exit onto the B5426 and, approximately 0.6 miles later, after passing Lewis' Farm Shop on the left, The Hollies will be situated on the left.

THE PROPERTY

The property provides principal access via an Entrance Porch, ideal for storing muddy boots and coats after walks within the surrounding countryside, this leading into an Inner Hall where, to the left, a door leads into a welcoming Living and well-proportioned Living Room with dual-aspect windows and exposed ceiling timbers, as well as a centrally positioned log-burner which provides a homely ambience during colder months; from the Living Room, patio doors open into large Garden Room with views across the rear gardens and beyond.

Also accessed from the Inner Hallway are a family bathroom containing an attractive white suite, and a recently modernised Kitchen containing a range of base and wall units and breakfasting area, with a window offering further views across the gardens. The Inner Hallways segues seamlessly into a versatile Snug/Family Room which offers scope for a variety of uses, be that as Dining Room, Study, or a second Reception Room, with the first of the Bedrooms accessed directly off the room.

3 Reception Room/s

3 Bedroom/s

3 Bath/Shower Room/s

The Snug/Family Room leads further into the property and to a useful Utility Room, which boasts ample space for white good and a direct access onto the gardens, as well as providing access into the two remaining Bedrooms, both of which enjoy En-Suites and with the Master benefitting from a large walk-in wardrobe which could, if required, be reconfigured into a fourth Bedroom.

OUTSIDE

The property is accessed onto a large tarmac/gravelled parking area positioned to the front of the property and providing ample space for a number of vehicles, this leading on to a detached single Garage/workshop (approx 4.00 x 4.35).

To the rear of the property are fantastically presented and larger than anticipated private gardens which offer an excellent complemented to the property, these currently comprising an elevated paved patio area which enjoys a wonderful outlook across the gardens and the countryside beyond, with steps leading down to areas of meticulously maintained lawns interspersed with a range of floral beds and established trees, most notably a mature weeping willow which provides the garden with choice areas of shade. The gardens boast a desirable southerly aspect and culminate in a small brook.

THE ACCOMMODATION COMPRISES:

Living Room: 8.43m x 3.20m
Kitchen: 3.55m x 3.00m
Conservatory: 8.00m x 3.50m
Utility Room: 3.00m x 2.35m
Snug: 4.78m x 4.00m
Bathroom
Bedroom One: 4.87m x 4.00m
En-Suite
Bedroom Two: 4.57m x 3.00m
En-Suite
Bedroom Three: 4.00m x 3.50m

SERVICES

The property is understood to benefit from mains water and electricity. Drainage is to a private system.

TENURE

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY

Wrexham Borough Council, The Guildhall, Wrexham LL11 1AY.

COUNCIL TAX

The property is shown as being within Council Tax Band F on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS

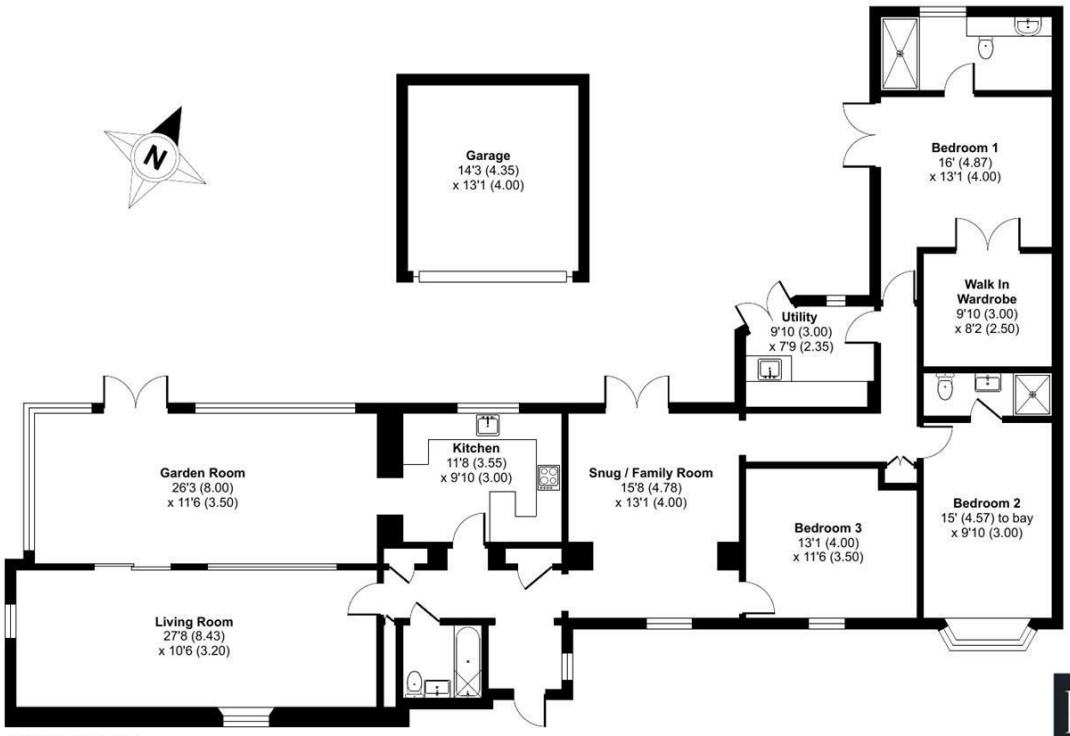
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FOR SALE

The Hollies Eyton, Wrexham, LL13 0SW

Approximate Area = 1987 sq ft / 184.5 sq m
Garage = 187 sq ft / 17.3 sq m
Total = 2174 sq ft / 201.8 sq m
For identification only - Not to scale

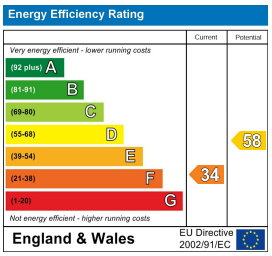


GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Halls. REF: 1283877

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com

IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings,Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.