



# HOLLY HOUSE

NORTHWOOD | SHREWSBURY | SY4 5UG





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Ellesmere 7 miles | Shrewsbury 14 miles | Wrexham 19 miles | Chester 28 miles  
(all mileages are approximate)

A SUBSTANTIAL COUNTRY HOME SITUATED IN AROUND 4.5 ACRES  
IN A DELIGHTFUL RURAL SETTING

Over 3,000 sq ft of Living Accommodation  
Extended and Improved  
Set in around 4.5 acres  
Bucolic Rural Setting



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Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

Holly House is a period country home which has, in recent years, been subject to significant extension works to now provide over 3,100 sq ft of carefully designed internal living accommodation comprising a selection of versatile reception rooms complemented by four well-proportioned bedrooms.

The property lies within land and gardens which extend, in all, to around 4.54ac; allowing it to serve as a superb country home ideally suited to families and those with equestrian and agricultural interests.

## SITUATION

Holly House is idyllically positioned on the perimeter of the rural village of Northwood, which nestles amidst a network of quiet country lanes and open countryside, making it ideal for those with equestrian, cycling or rambling interests. Northwood is peacefully situated against a backdrop of open farmland, close to excellent walking on National Nature Reserve Whixall, Moss and along the Prees arm of the Llangollen canal. It is conveniently close to the market town of Wem with its railway station and the lakeland town of Ellesmere, both of which provide a range of day-to-day amenities, including public houses, medical facilities, and supermarkets, with the nearby county centres of Shrewsbury, Wrexham, and Chester easily accessible by car.

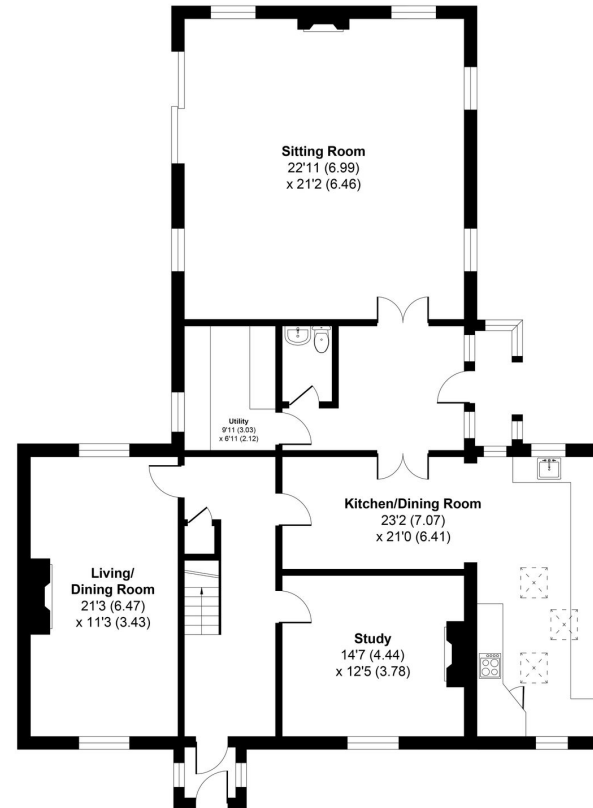
## PROPERTY

On the ground floor, the traditional, double-fronted element of the home comprises a welcoming Living/Dining Room with dual aspect windows, ideal for formal entertaining or intimate family moments alike; a versatile Study/Bedroom Five; and an impressive L-shaped Kitchen/Breakfast Room complete with a selection of attractive fitted units complemented by full height ceilings, all accessed via a front Porch which enters into a traditional Entrance Hall which retains a sympathetically period aesthetic.

Joining these to the rear is a substantial extension which features a Rear Porch; Inner Hallway, Utility Room; and Cloakroom; together with Holly House's crowning achievement: a gloriously proportioned Sitting/Living Room which extends to almost 500 sq ft and enjoys triple-aspect windows overlooking the gardens and land, alongside patio door onto the same, thus serving as the heart of this spectacular home and providing a wonderfully sociable space.

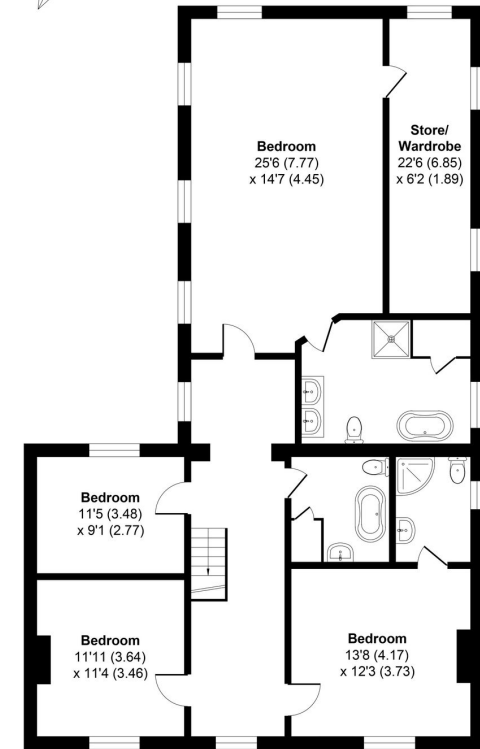


Approximate Area = 3102 sq ft / 288.2 sq m  
For identification only - Not to scale



Ground Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Incorporating International Property Measurement Standards (IPMS2 Residential). Produced by Lens-Media for Halls.



First Floor



Stairs rise to a galleried first floor landing, where doors provide access into four comfortably-sized Bedroom, all boasting elevated views across the serene countryside beyond. Bedrooms three and four are served by a family Bathroom, with the Master and Bedroom Two benefitting from their own En-Suites. The Master further benefits from an adjoining Dressing Room.



## GARDENS

Holly House is accessed, via farm-style gates, onto a generous driveway, this leading on to attractive gardens which encompass the property and feature expanses of lawn; a wildlife pond; productive vegetable/fruit beds; and attractive seating areas, alongside a number of versatile brick-built outbuildings including a double garage and a brick-built garden shed and hen house.

## LAND

Lying immediately beyond the gardens, and benefitting from an independent road access, is a parcel of permanent pasture land. The land is broadly flat and usefully retained within a single enclosure with established boundaries, making it ideal for those with equestrian or hobby-farming interests.

The land may offer potential for either equestrian or agricultural development, subject to LA consent.

The property is situated within land and gardens which extend, in all, to around 4.54 acres.

## SCHOOLING

The property is conveniently situated for access to a number of well-regarded state and private schools, including Newtown C of E Primary (Outstanding), The Thomas Adams School, Lakelands Academy, Ellesmere College, Packwood Haugh, and Moreton Hall.

## 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 private system

## LOCAL AUTHORITY

Shropshire Council

## COUNCIL TAX

Council Tax Band – E

## W<sub>3</sub>W

harmonica.saves.sprouts

## DIRECTIONS

Leave Ellesmere via the A495 and, in the village of Welshampton, take a right hand turn onto the B5063 in the direction of Wem. Proceed on this road until reaching Northwood where a left hand turn leads towards Whixall/Prees; after around 1.5 miles, turn right onto Chapel Lane and, at the cross-roads circa 0.7 miles later, turn right again where, around 0.7 miles later, the property will be situated on the right and identified by a Halls For Sale board.



## 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 or these sale particulars or these

## 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

## 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.

For Identification Purposes Only



