



HOLLY BANK

FOXHOLES | SHREWSBURY | SY4 5UJ





HOLLY BANK

FOXHOLES | SHREWSBURY | SY4 5UJ

Wem 3 miles | Ellesmere 8 miles | Whitchurch 9 miles | Shrewsbury 13 miles | Chester 30 miles
(all mileages are approximate)

A SUBSTANTIAL COUNTRY HOME WITH EQUESTRIAN FACILITIES
AND A VERSATILE ARRAY OF OUTBUILDINGS, SET IN CIRCA 4.3 ACRES

Over 2,100 sq ft of Generously Proportioned Living
Land and Gardens ext to approx. 4.3 acres
Array of Versatile Outbuildings
All-Weather Arena and Stabling
Rural Setting



Ellesmere Office

The Square, Cross Street, Ellesmere,
Shropshire, SY12 0AW

T: 01691 622602

E: ellesmere@halls.gb.com

Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Holly Bank is a spacious detached country home offering flexible family accommodation, including two reception rooms, a large kitchen and family room, conservatory, office, utility and four bedrooms.

A particular feature is the extensive range of outbuildings, extending to approximately 4,639 sq ft, together with three stables, tack room, an all-weather arena, gardens, grazing land and useful hardstanding. The property extends, in all, to approximately 4.31 acres.

SITUATION

Holly Bank occupies an accessible rural position at Foxholes, surrounded by open north Shropshire countryside and enjoying attractive views across the surrounding farmland. The setting combines a pleasing sense of space and privacy with convenient access to the nearby market town of Wem.

Wem offers a useful range of everyday facilities, including shops, cafés, medical services, schooling and a railway station, while the county town of Shrewsbury provides a more comprehensive selection of retail, leisure and professional services. The surrounding road network also gives convenient access towards Whitchurch, Market Drayton and the wider regional centres.

The locality is well suited to those with equestrian, smallholding or rural business interests, with quiet country lanes, open countryside and a network of local routes throughout the surrounding area

THE PROPERTY

Holly Bank is a substantial detached country residence offering generously proportioned and versatile accommodation arranged over two floors. The house retains a number of attractive character features, including exposed wall and ceiling timbers, while later additions have created a practical layout well suited to modern family living.

The entrance hall leads to two well-proportioned reception rooms, including a characterful sitting room with exposed timbers and French doors opening directly onto the rear terrace and gardens. A second reception room features an exposed brick fireplace with inset wood-burning stove and provides a versatile setting for dining, relaxing or informal entertaining with family and friends.

The spacious kitchen and dining room forms the heart of the house and opens into the adjoining conservatory, which enjoys pleasant views across the garden and provides further everyday living space. A home office, utility room and shower room complete the ground floor, while upstairs are four well-proportioned bedrooms, a family bathroom and an additional shower room.



Approximate Area = 2110 sq ft / 196.0 sq m
Outbuilding = 4369 sq ft / 405.9 sq m
Total = 6479 sq ft / 601.9 sq m
For identification only - Not to scale





GARDENS

Electrically operated entrance gates open onto a broad gravelled forecourt with ample parking and access to the house and buildings.

The mature gardens are mainly laid to lawn with established trees, shrubs and a paved terrace adjoining the house. Beyond are grazing areas suitable for equestrian or smallholding use.

GARAGE / WORKSHOP

The extensive outbuildings are a defining feature of Holly Bank and provide considerable flexibility.

They include a large multipurpose building with adjoining rooms, a separate barn and workshop, covered carports, garden stores and further ancillary buildings. The equestrian facilities comprise four loose boxes and a fully enclosed all-weather arena.

The buildings offer excellent scope for equestrian, workshop, storage, leisure or business use, subject to any necessary consents.



SCHOOLING

Within a convenient proximity are a number of well regarded state and private schools, including Newtown Primary, St.Peters CofE Primary, Thomas Adams School, 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. A range of PV panels are installed on a feed tariff, generating circa £2,000 p/a.

LOCAL AUTHORITY

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

COUNCIL TAX

Council Tax Band - E

EPC RATING

Current EPC Rating - E(54)

W3W

///replaying.axed.grins

DIRECTIONS

Leave Wem to the north via Whitchurch Road, continuing for around 0.8 miles until a left hand turn (signposted Ryebank) leads onto an unnamed road. Proceed for a further 0.9 miles and turn right just before reaching Cross Bank Farm. Follow the lane and, after circa 0.9 miles, the property will be positioned on the right, 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 not.

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 hedges.

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.



