



FOR SALE

Offers in the region of £499,995

Holly House, Ossage Lane,
Whixall, Whitchurch, SY13 2QB

A superbly situated genuine Smallholding comprising a period 2 / 3 bedroom detached country house with an extensive range of traditional and modern farmbuildings, with 7.73 acres of land, in a lovely unspoilt rural location in the heart of the noted north Shropshire countryside.



Wem (3 miles) Whitchurch (6 miles) Ellesmere (6 miles) Shrewsbury (14 miles)
(All Distances Approximate)



- **Genuine Smallholding**
- **Period 2 / 3 bedroom house**
- **Traditional farm buildings**
- **Ext. to 7.73 acres of land**
- **Ideal for equestrian usage**
- **Super rural location**

DESCRIPTION

Halls are delighted with instructions to offer Holly House, on Ossage Lane, Whixall, for sale by private treaty.

Holly House is a superbly situated genuine Smallholding comprising a period 2 / 3 bedroom detached country house with an extensive range of traditional and modern farm buildings, with 7.73 Acres of land, in a lovely unspoilt rural location in the heart of the noted north Shropshire countryside.

The well appointed and versatile internal accommodation is presented to a high standard, at present, comprising a ground floor Utility Room, Bathroom, Kitchen, Lounge, Inner Hall, Study and Dining Room together with 2 / 3 first floor Bedrooms. The property has the benefit of an oil fired central heating system, is double glazed and is presented for sale with the fitted carpets included in the purchase price.

Outside, there are attractively presented gardens, briefly comprising an attractively set paved and gravelled patio terrace and mature shaped lawns.

The outbuildings are particularly worthy of note and are a pleasant mix of traditional and modern, briefly comprising a two storey traditional range building which has great potential for a variety of alternative usages (subject to Planning Permission). These buildings are complimented by a triple stable block, a three bay dutch barn with lean-to loose housing shed and a four bay portal framed multi purpose shed.

The land is a major feature of Holly House and is principally retained within three enclosures of pasture, ideal for the grazing of all kinds of livestock, if required, particularly horses. The property extends, in all, to approximately 7.73 Acres, or thereabouts.

The sale of Holly House therefore provides an unusual opportunity to purchase such a well appointed Smallholding in such a super rural location with such potential for those looking to rear livestock and

particularly for those with horses. An inspection is highly recommended.

SITUATION

Holly House is situated in an attractive and unspoilt rural setting in the heart of the noted North Shropshire Countryside. Whilst enjoying this quiet and peaceful setting, it is convenient to the North Shropshire Towns of Wem (3 miles), Whitchurch (6 miles) and Ellesmere (6 miles), all of which, have an excellent range of local shopping, recreational and educational facilities. The county town of Shrewsbury (14 miles) is also within easy motoring distance which has a more comprehensive range of amenities of all kinds.

DIRECTIONS

From Ellesmere proceed on the A495 Whitchurch Road via the village of Welshampton to the rural hamlet of Northwood. Continue through Northwood, passing the 'Horse & Jockey' Public House on the right side, and take the first turning left signposted 'Whixall & Prees'. Continue for just over 1.5 miles and turn right down 'Ossage Lane' signposted 'Lowe & Wem'. Holly House is the first property on the right hand side, identified by a Halls 'For Sale' board.

THE ACCOMMODATION COMPRISES:

A partly glazed rear entrance door opening in to a:

UTILITY ROOM

With work surfaces with cupboards and planned space below for appliances, wall mounted electric heater, planned space for an upright fridge/freezer and door in to a:

BATHROOM

With a panelled bath (H&C) with tiled surrounding walls, Triton shower unit and shelf to one end, vanity hand basin (H&C) with tiled splash and mirror fronted vanity cabinet above, low flush WC, radiator, opaque double glazed window, pine panelled ceiling, chromium heated towel rail and fully tiled walls.

A door leads from the Utility Room in to the:

KITCHEN

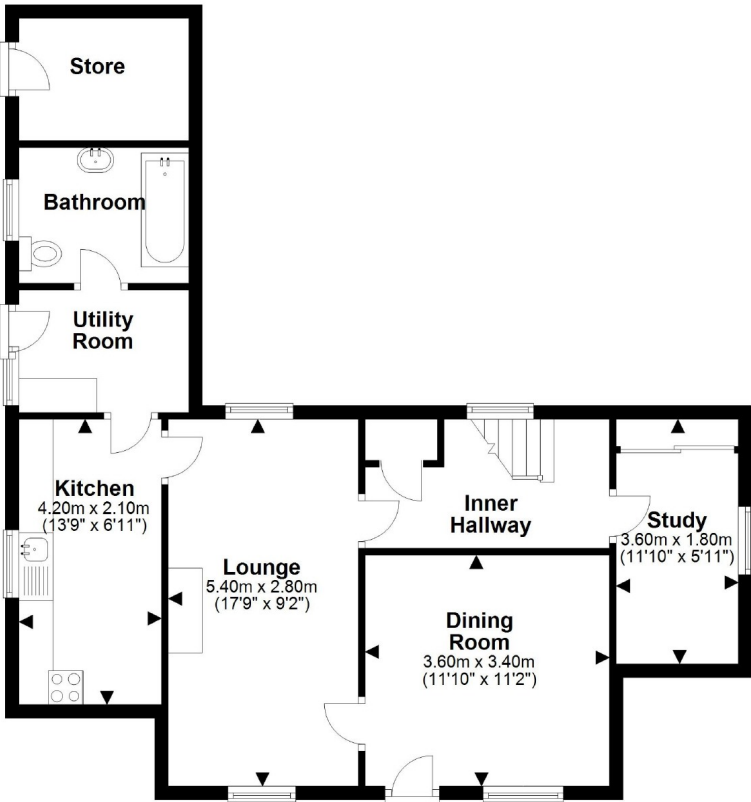
13'9" x 6'11" [4.2m x 2.1m]

With a stainless steel 1.5 bowl single drainer sink unit (H&C) with mixer tap and cupboard under, a range of work surfaces to either side with cupboards and drawers below, an integrated Neff slide and hide fan



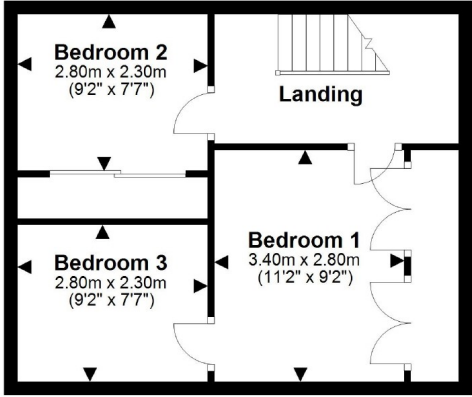
Ground Floor

Approx. 65.9 sq. metres (709.5 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.7 sq. feet)



Total area: approx. 101.0 sq. metres (1087.2 sq. feet)

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



assisted oven with Neff microwave above with matching storage cupboards above and below, an integrated Neff four ring induction hob with tiled splash and fitted extractor hood above, matching eye level cupboards, large double glazed window to side elevation, radiator and recessed Airing Cupboard with hot water cylinder, immersion heater and slatted shelving.

LOUNGE

17'9" x 9'2" (5.4m x 2.8m)

With a fitted carpet as laid, double glazed windows to two elevations overlooking the gardens, an attractive feature fireplace with wooden mantle, surround and inset coal effect electric fire, a range of fitted cupboards and drawers with display area and matching eye level cupboards, two with glazed fronts for crockery/glassware etc., radiator and door through to an:

INNER HALL

With a fitted carpet as laid, radiator, door in to a recessed storage cupboard and further door in to the:

STUDY

11'10" x 5'11" (3.6m x 1.8m)

With a fitted carpet as laid, radiator, recessed storage cupboard with shelving, further work surface with cupboards below and upright shelved cupboard to one side and a double glazed window overlooking the gardens.

A door leads from the Lounge in to a:

DINING ROOM

11'10" x 11'2" (3.6m x 3.4m)

With a fitted carpet as laid, radiator and window and front entrance door.

The carpeted staircase rises up to a:

FIRST FLOOR LANDING

With a fitted carpet as laid, radiator and double glazed window overlooking the rear gardens and open farmland beyond.

BEDROOM 1

11'2" x 9'2" (3.4m x 2.8m)

With a fitted carpet as laid, radiator, an extensive range of fitted bedroom furniture to include wardrobes, storage cabinets and drawers to one entire wall, double glazed window to front elevation overlooking the gardens and open farmland beyond and door through to:

BEDROOM 3

9'2" x 7'7" (2.8m x 2.3m)

With a fitted carpet as laid, radiator and double glazed window to front elevation overlooking the gardens and open farmland beyond.

N.B.

This Bedroom is accessed through Bedroom 1.

BEDROOM 2

9'2" x 7'7" (2.8m x 2.3m)

With a fitted carpet as laid, radiator, an extensive range of fitted bedroom furniture to include wardrobes and storage shelving to one entire wall and double glazed window to rear elevation overlooking the rear gardens.

DOMESTIC OUTBUILDINGS

Attached to the rear of the house is a:

STORE/BOILER ROOM

Housing the Worcester oil fired boiler which heats the domestic hot water and central heating radiators. This room also has potential for adding to the existing accommodation, subject to Planning Permission.

TIMBER DOUBLE GARAGE

With two sets of double opening doors to the front, concreted floor and power and light laid on.

SINGLE BAY OPEN FRONTED MACHINERY SHED

Of block, timber and corrugated iron construction.

OUTSIDE

The property is approached off council maintained Ossage Lane over a concrete drive which has room for parking a number of vehicles and leads through to a tarmac area forecourt area and the double Garage block.

GARDENS

The gardens are an attractive feature of the property and are presented to an extremely high standard, at present, comprising an attractively set paved and gravelled patio terrace, making a lovely setting for outside dining/entertaining/BBQs etc., which leads on to a mature shaped lawn with rockery to one end, all bordered by high level mature hedging for privacy. The lawn leads around the front of the property where it is divided in two by a central brick paved path which leads to the council lane.

AGRICULTURAL OUTBUILDINGS

A TWO STOREY FORMER RANGE

Of brick and slate roofed construction, formerly the milking parlour of the holding with a lean-to to the rear and first floor over part, now used for general storage but with great potential for adaptation in to additional living accommodation (subject to Local Authority Planning Consent).

A 3 BAY DUTCH BARN

Clad to two sides with a three bay lean-to to one side, presently used for livestock rearing.

A TRIPLE STABLE BLOCK

Of brick and slate roofed construction.

A TIMBER COW KENNEL BUILDING

With kennels for 30.

A FOUR BAY PORTAL FRAMED LOOSE HOUSING SHED

Of part timber and part block construction.

THE LAND

The land is a major feature of the property and is, at present, retained in three principle enclosures of pasture with a separate access on to council maintained Ossage Lane. The land is ideal for livestock rearing but should be particularly noted by those with equestrian interests. The property extends, in all, to approximately 7.73 Acres, or thereabouts.

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to a private system. There is an oil fired central heating system.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

SINGLE FARM PAYMENT

We understand that the land is registered on the Rural Land Registry.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in Band ' E ' on the Shropshire Council Register. The payment for 2018/2019 is £2,019.87.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: (01691) 622602.

Holly House, Ossage Lane, Whixall, Whitchurch, SY13 2QB



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

Halls¹⁸⁴⁵

01691 622 602

Ellesmere office:

The Square, 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.