



Holywell House

Holywell
Shrewley

theAgents
property consultants

A gorgeous Victorian, country property situated in the Hamlet of Holywell.

HOLYWELL HOUSE
HOLYWELL
SHREWLEY

Summary

Welcome to Holywell House, a stunning retreat nestled in the heart of Holywell. This exquisite property offers a harmonious blend of classic charm and Victorian elegance, promising a lifestyle of luxury and comfort, making it an ideal sanctuary for those seeking the quintessential British countryside lifestyle.

Ground Floor

Entering Holywell House you are greeted by a light and airy entrance hall, with the formal sitting room to the right, a perfectly positioned bay window overlooks the beautiful mature gardens. Following on from this, the dining room offers plenty of space for entertaining family and friends with views across the landscaped gardens at the front of the property. There are a variety of period features including an open fireplace, shuttered windows, entrance porch, oak and flagstone flooring, exposed timber beams and a large cloakroom. The kitchen is wonderfully located to the rear of the property with views over the courtyard and following paddock, a bespoke kitchen with two feature windows, an AGA and a breakfast table. There are 3 cellars consisting of a wine store, storage room and an old coal/wood store. Accompanying the Victorian elegance, the back of the property is much older, consisting of a large timber framed building; through here you find a stunning garden room with side access to the gardens and a vaulted ceiling leading to the playground.

First Floor

As you approach the first floor, you are welcomed by the principle bedroom with large fitted wardrobes, splendid views over the fields to the rear. Adjacent, there is a large family bathroom with a shower facility. Across the hall, you will find bedroom 2 and 3 which are large and spacious, bedroom 2 is fitted with wardrobes and an en-suite which acts as a Jack & Jill toilet facility tucked away behind a discreet wardrobe door in the bedroom.

Second Floor

On the second floor, you will find a further three large bedrooms filtered across the gallery lounge with surrounding views, a family bathroom and a large storage room.

Gardens

From its elevated position, Holywell House is set against a backdrop of greenery and woodlands ensuring tranquility and breathtaking, un-spoilt views. At the heels of Holywell House there is a range of outbuildings including a former malt house and stabling. These provide garaging / stabling with a tack room, garden stores and gardener's WC. There is a beautifully placed swimming pool and pool house. Adjoining the property, is a paddock extending to 0.84 acres. Finished with a detached double garage.

Location

Holywell House is perfectly immersed in the beautiful Warwickshire countryside. Located in the village of Shrewley this welcoming home is ideal for semi-rural living with a village shop and pub close by.

Services to the Property

Main House: Mains water, mains electric, private drainage and Oil fired heating.

Swimming Pool and Pool House: Mains electric and water.

EPC Rating and Local Authority

EPC band F and Warwickshire District Council

Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 550

Agents Notes

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

















Holywell House, Holywell, Shrewley, Warwick, Warwickshire

Approximate Gross Internal Area

Main House = 500 Sq M/5372 Sq Ft

Garage = 36 Sq M/388 Sq Ft

Total = 536 Sq M/5760 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



theAgents
property consultants

116A High Street,
Henley-in-Arden, Warwickshire
B95 5BS
Henley in Arden Office: 01564 332 550
Park Lane Office: 0207 0791 454
sales@theagents.properties
www.theagents.properties

Important Notice

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through the agent.

Date: 08 / 09 / 2023

Our reference: Holywell H

Holywell House,
Holywell,
Shrewley,
CV35 7BH

We are delighted to provide details of the property mentioned above, which is available at 'Offers Over' £2,000,000.00. Should you require any additional information about the property or its surroundings, please do not hesitate to contact us. We would be happy to assist you further.

You can find comprehensive details of all our properties and a diverse range of services available for viewing online at www.theagents.properties.

For additional information or to make arrangements to view the property, please get in touch. We'd love to help you.

Yours faithfully

The Agents Property Consultants Ltd
Office Head +44 1564 332550
sales@theagents.properties