





Hollies, Bings Heath, Shrewsbury SY4 4BZ

Offers in the region of £995,000

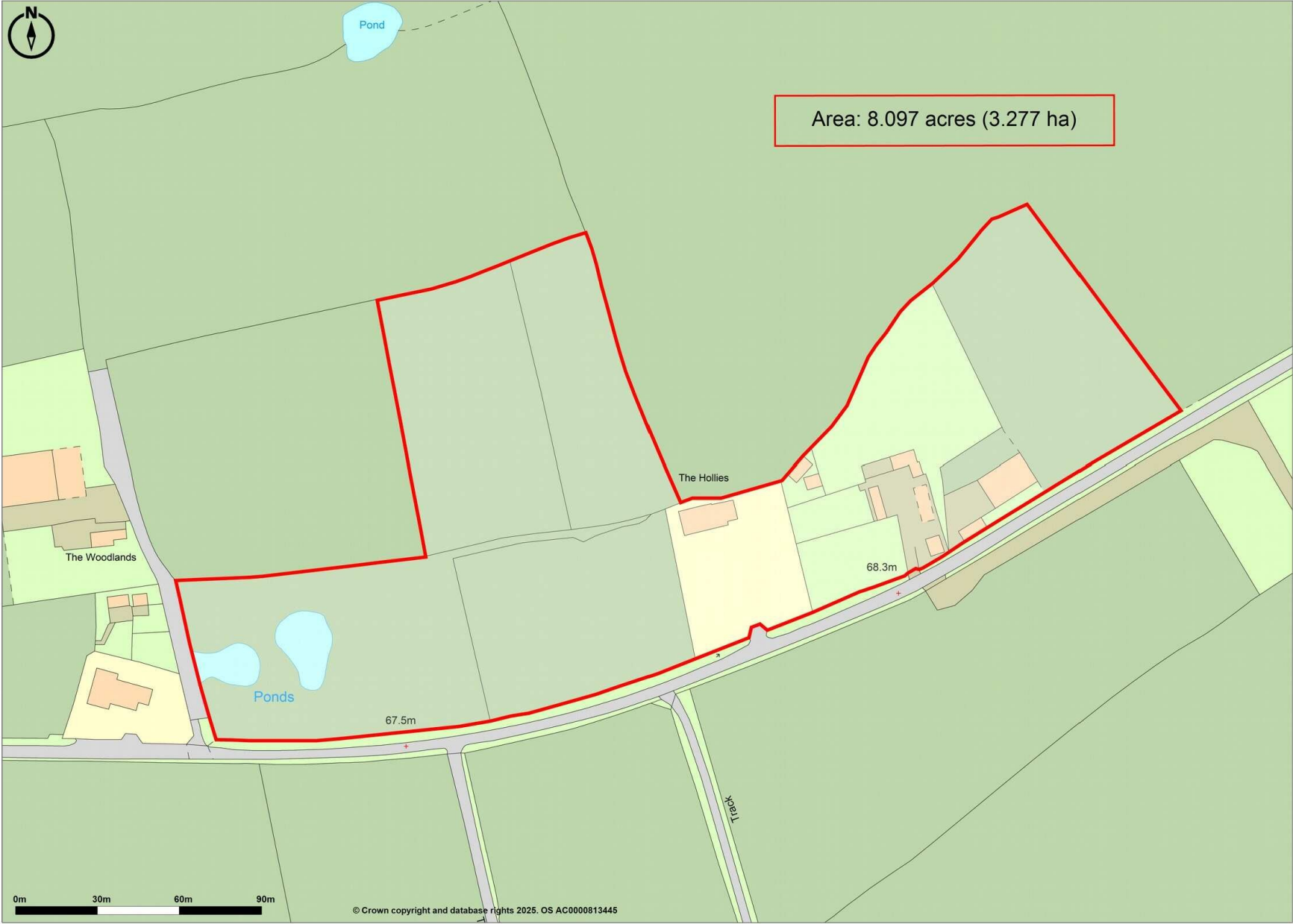
Hollies is an exceptional example of modern country living providing a rare opportunity to purchase a light and spacious 4-bedroom, detached family home set within 8 acres of beautiful gardens and pasture fields. The site includes a large 60ftx40ft equestrian barn, a 45ftx16ft timber Dutch barn, space for a horse menage and 2 natural spring fed Lily pools.

Hollies is located within the peaceful hamlet of Bings Heath, a sought-after area with uninterrupted views and set in the heart of Shropshire located only 2.7 miles to the historic market town of Shrewsbury and 2 miles to the nearby, local village of Shawbury, as well as being within easy reach of the M54.

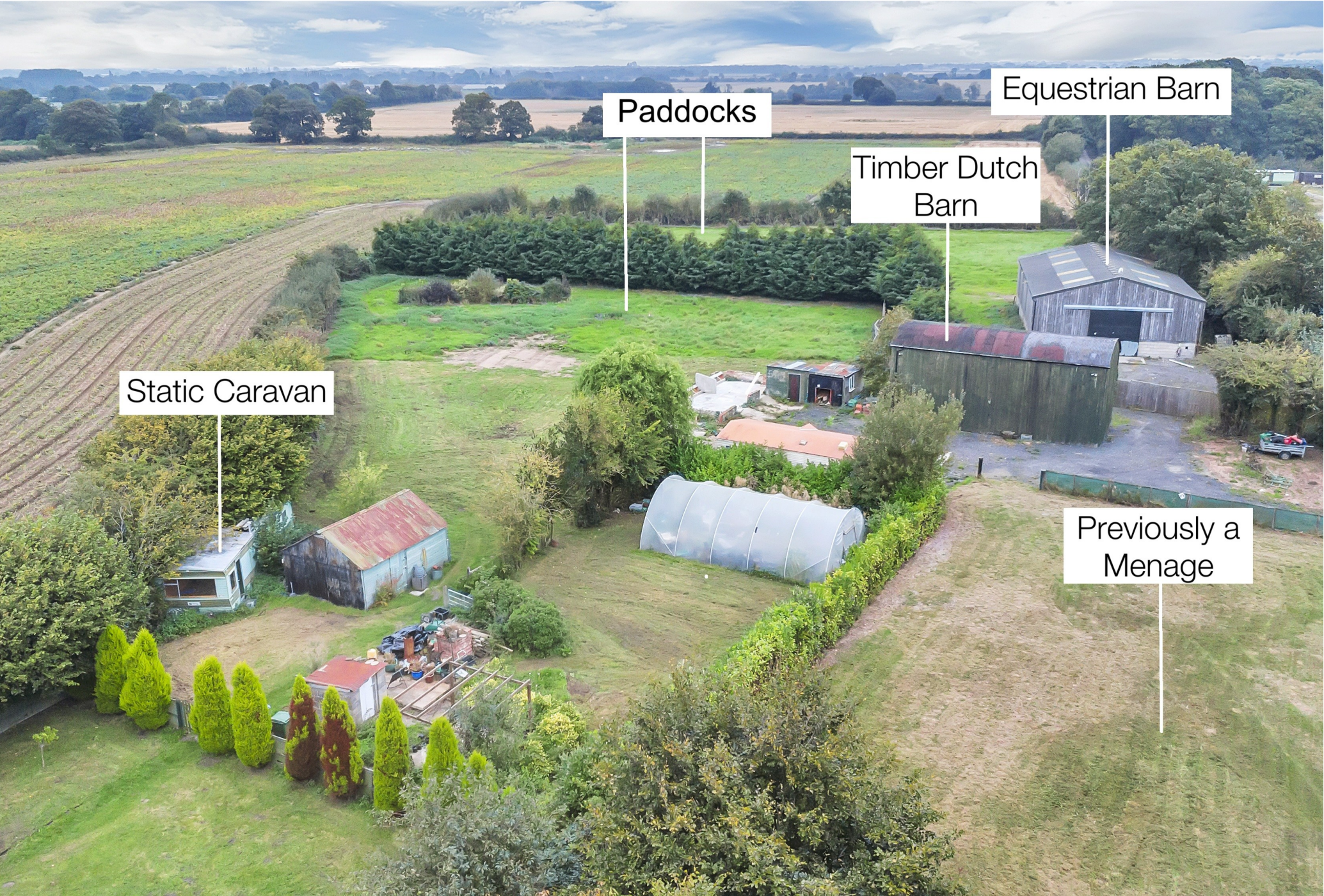
The property is sold with No Upward Chain.

Agents Note

There is an uplift clause on the land and buildings for residential planning permission and/or conversion to residential use. The uplift clause is for 30% over 30 years of the increase in value of the land and/or building, to be paid upon the awarding of the planning permission.







Paddocks

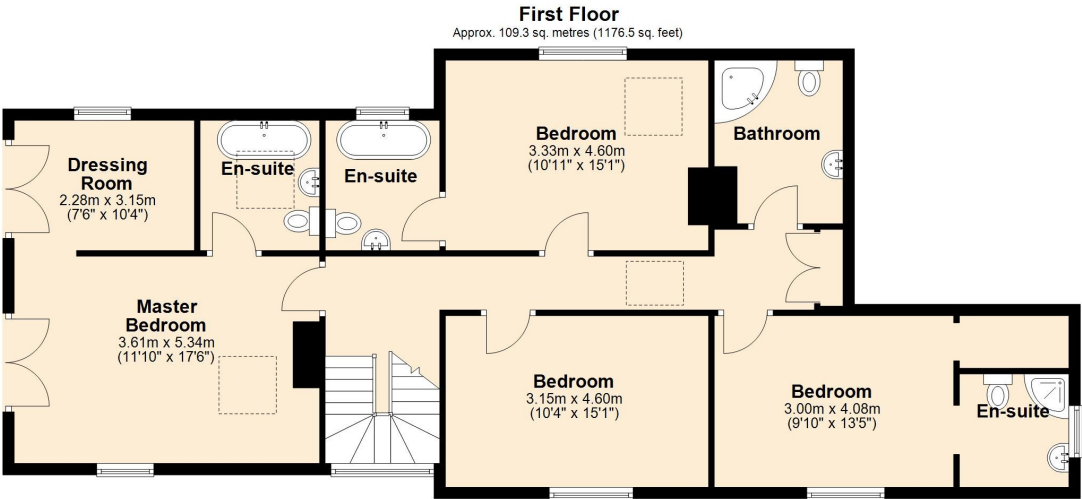
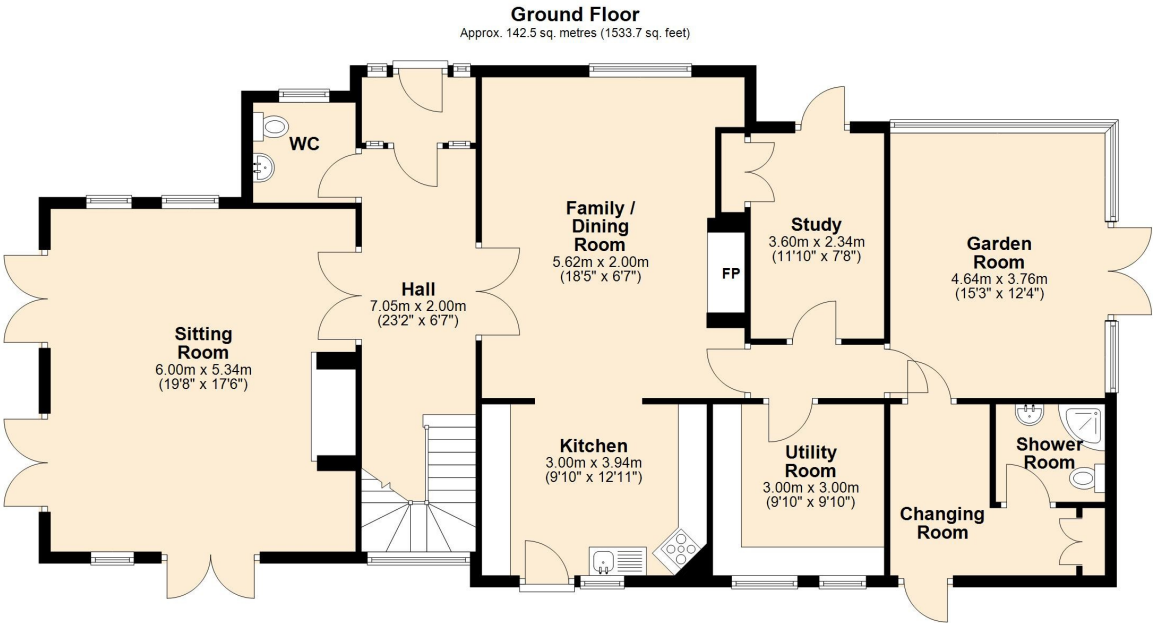
Equestrian Barn

Timber Dutch
Barn

Static Caravan

Previously a
Menage

Floor Plan
(not to scale - for identification purposes only)



Total area: approx. 251.8 sq. metres (2710.2 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

The Hollies was architecturally designed and virtually rebuilt in 2006 by the current vendors who created a large family home, giving it a modern day feel, whilst retaining the original features. The property has been tastefully extended and modernised over time. Its original features include inglenook fireplaces, original beams and trusses throughout the property, some of which are said to have been obtained from the Spanish Armada in the early 1800's.

Ground Floor

Upon entering the Hollies it instantly sets the impression of a spacious & much loved family home. From the porch leading to a large airy entrance hall with light spreading from a floor to ceiling window, which hugs the staircase offering scenic far-reaching views of the country side and the local village in the distance. The hallway leads to a large sitting room to the right and a welcoming kitchen and snug to the left. The hall also benefits from a downstairs cloakroom.





The large sitting room is bright and spacious, offering extensive natural light from its 3 sets of French doors and two picture windows looking across the gardens and fields. The sitting room also benefits from a multi-fuel burner set within a modern feature fireplace. A perfect room which suits all seasons from warm summer days through to the cosy winter nights.

To the left of the hallway, leading you to the heart of this beautiful home, is an open plan modern Kitchen/Living/Dining area known as “The Snug”, a cosy family room and also perfect for entertaining guests, family and friends. This is the oldest part of the property with a rich history. The kitchen has an excellent range of fitted units and integrated appliances, along with a pullout pantry and granite worktops.

The snug and living area has a set of large French doors to the south facing front of the house and gardens.



A historic inglenook fireplace constructed of bricks from Shawbury brickworks, includes an inset Stovax woodburning stove, and takes centre stage in this delightful room, giving a 'wow' factor in the heart of the home. Original beams and trusses partition the kitchen and take you back in time to when the Hollies was once a public house, many years ago.

Leading on from the kitchen, and snug, is another hallway providing access to this part of the property, it has the potential for several useful opportunities including a self-contained annexe, holiday let, workspace or simply to enjoy as an additional part of the home.

From the hallway leads to a spacious office/study with a door leading to the south facing front garden as well as a built-in storage cupboard. A good size utility room provides lots of

storage cupboards and spaces for undercounter appliances, giving plenty of room to store all manner of extra household goods. Leading on from the utility room is a boot room with a large storage cupboard and a back door, with the added benefit of an additional bathroom with an electric shower. The boot room links to the utility and the garden room.

The garden room can be accessed from the hallway or boot room, where you will find a spacious and light filled area enjoying uninterrupted views overlooking the splendid gardens and 5 acres of pasture fields, including the two spring fed lily pools. The garden room has a set of French doors leading to a decking area which also shares the views over the fields and lily pools. The evening sunsets from the garden room are a real treat and make it a great place to entertain and relax, all year round.





First Floor

From the entrance hallway leading up to the split staircase is a very large window from the floor to the ceiling giving splendid far-reaching, uninterrupted views of the surrounding countryside. On the first-floor are four generous sized double bedrooms with en-suites and a family bathroom. All bedrooms have unique existing features including beams and far-reaching private views of the gardens and fields, leaving the rooms feeling light and airy. The long landing also has beautiful beams and sky lights leading to the bedrooms and family bathroom with a generous airing cupboard.

The expansive master bedroom includes two sets of French doors, with Juliet balcony's, giving much light and offering a cool breeze on hot summer nights or you can enjoy the sunrise every morning from the comfort of your own bed.

A generous walk-in dressing room, accessed off the master bedroom, has French doors and garden views. The dressing room gives ample storage space, shelving and hanging space for clothes. The master ensuite has a sky light, newly fitted shower and a new Roca sink with draws and a basin. There is a white tiled marble floor.

The second bedroom is another spacious room with oak beams, south facing garden views, sky light and a good sized en-suite with a jacuzzi bath, sink and basin.

The third and fourth bedrooms are both generous doubles with original beams and large windows, with far reaching views of the countryside. The fourth bedroom has an en-suite shower room with sink and basin along with the Family bathroom that has a newly fitted shower, large corner bath, sink and basin.



Outside

Approaching the drive from a quiet lane, you will find large South facing gardens, laid to lawn around the property along with mature flower beds and shrubberies. Gravel seating areas surround the property giving a selection of spaces for your enjoyment along with a decking area for entertaining or relaxing. An orchard provides many delights including cooking apples, pears, plums, cherry, and apple trees. The pasture fields extend to around 8 acres, offering year round grazing. There are several outbuildings ideal for business or equestrian use including an American style 8 bay stable, a timber built Dutch barn and a static caravan. A space, previously used as a horse menage, could be improved and returned to its former condition. There is a hard standing for additional stables, if required.

To the west of the site, two Lily pools are full to the brim of beautiful white lotus





bearing flowers, and are surrounded by Oak and other native trees, creating a wild habitat for nature as well as benefitting from sporting and fishing rights.

Location and Local Amenities

Hollies sits in an idyllic location in the friendly, dispersed hamlet of Bings Heath, of Astley Parish. Bings Heath lies approximately 2.7 miles from the edge of the historic market town of Shrewsbury, in Shropshire. Shrewsbury is home to a castle, the quarry park and dingle, libraries, theatres, museums, award winning market hall, a vast range of quality independent and high street shops, bars and fine restaurants and a yearly, renowned flower show. Named one of England's finest medieval towns, there is always something to do for everyone. Hollies benefits from great access link roads to the wider area from the nearby A49 and A53 trunk roads which leads to the M54, A5 and M6. Shawbury village is 2

miles down the lane where you will find two public houses, bakery, butcher, farm shop, garden centre, co-op, various takeaways, village hall, petrol station and much more.

Schools

There are many excellent schools and colleges within easy reach both in the state and private sectors. These include Shrewsbury school, Shrewsbury High School, St Winefrie's Convent School, Adcote School, Nesscliffe, Prestfelde Preparatory School, Packwood Hall, Wrekin College Telford, Thomas Adams Wem, St Marys Shawbury, Shrewsbury College, Shrewsbury Sixth Form, Harper Adams University Newport, Walford College Baschurch and many more. Buses are available from the top of the lane approximately 1 mile for local schools or pick up via a mini bus service for private schools is 2 miles away near Shrewsbury.

General Services: Oil-fired central heating, mains electricity, mains water supply, private drainage - treatment plant ultrafast broadband.

Local Authority: Shropshire

Council Tax Band: D

EPC Rating: C

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Shrewsbury take the A49 North to the Battlefield roundabout taking the exit for the A53 towards Market Drayton and Shawbury. Continue on the A53 for approximately 2 miles taking the righthand turning for Poynton (pointer sign present). Continue on this road for approximately 1 mile where the property is located on the left hand side indicated by a 'For Sale' sign.

What3Words ref:///rational.routes.canyons

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Bicton Office:

Mercian House, Darwin Court, Oxon Business Park, Shrewsbury,

SY3 5AL

mail@rogerparry.net

01743 791 336



Important Notice: 1. 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. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.