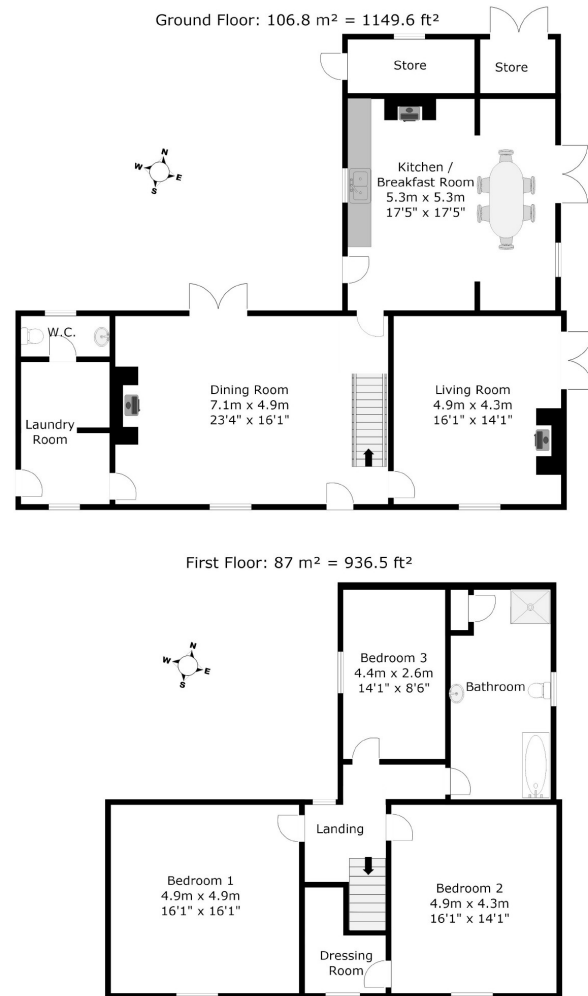


FOR SALE

Hollins House Farm, Hollins Lane, Tilstock, Whitchurch, Shropshire, SY13 3NU



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.

Energy Performance Ratings

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.



01948 663 230

Whitchurch office:
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E. whitchurch@hallsgb.com



FOR SALE

Offers in the region of £375,000

Hollins House Farm, Hollins Lane, Tilstock, Whitchurch, Shropshire, SY13 3NU

A rare opportunity to acquire a three bedroom detached period farmhouse, situated in a rural backwater, just outside the village of Tilstock. The property has countryside views to the rear and side and early inspection is advised to appreciate the lovely position that this family home occupies.



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Whitchurch 2 miles, Tilstock 0.5 miles, Chester 21 miles, Shrewsbury 20 miles. All distances are approximate.



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- **Period Farmhouse**
- **Three Bedrooms**
- **Countryside Views**
- **Lovely Gardens**
- **Rural Location**
- **No Upper Chain**

DESCRIPTION

A rare opportunity to acquire a three bedroom detached period farmhouse, situated in a rural backwater, just outside the village of Tilstock.

The property sits on a plot approaching a quarter of an acre and is being offered to the market with no upper chain.

LOCATION

The property is located on Hollins Lane, approximately half a mile outside the village of Tilstock, and is situated amongst rolling farmland in this highly sought after part of North Shropshire.

Tilstock itself has a local village pub, and a wider range of amenities and facilities are available at the nearby town of Whitchurch.

ENTRANCE

Double glazed entrance door opens into the;

RECEPTION DINING HALL

6.40m min x 4.83m [21'0" min x 15'10"]

A light and spacious reception dining hall having double glazed double doors to the rear courtyard, further double glazed to the front having a garden view, 'Clearview' multi fuel burning stove inset into a fireplace with shelved alcove to the side, double radiator, ceiling beams, TV point, period staircase to the

first floor having a cupboard below, timber flooring, timber doors to the utility, kitchen/breakfast room and the;

SITTING ROOM

4.88m x 4.27m max [16'0" x 14'0" max]

Double glazed double doors to the garden, double glazed window to the front, open fireplace with a tiled surround having shelving in the alcoves, double radiator, ceiling beams, TV and telephone points.

KITCHEN/BREAKFAST ROOM

5.31m x 5.31m max [17'5" x 17'5" max]

Fitted with a 'Belfast' ceramic sink, inset into oak base units with marble work surfaces, tiled splash backs, multi fuel burning stove inset into a fireplace with exposed brick surround, quarry tiled flooring, period ceiling beams, electric cooker point, double glazed windows and door overlooking the rear courtyard, double glazed window and double doors to the garden, flush fitted spot lighting and TV point.

UTILITY

2.29m x 1.73m min [7'6" x 5'8" min]

Situated off the reception Dining Hall and having double glazed windows to the rear and side, quarry tiled floor, plumbing for a washing machine, door to the cloakroom which comprises a wash basin, WC, single glazed window, tiled floor.

FIRST FLOOR LANDING

Timber doors to all rooms, access to the roof space.

BEDROOM ONE

4.88m x 4.88m [16'0" x 16'0"]

Double glazed window to the front, decorative fireplace with period cast iron surround, electric wall radiator.

BEDROOM TWO

4.88m x 4.27m [16'0" x 14'0"]

Double glazed window to the front, decorative fireplace with period cast iron surround, electric wall radiator, door to the wardrobe, which measures 6'5" x 4'7" excluding a recess, and has a double glazed window to the front with views. (This cupboard could potentially be converted to en-suite facilities).

BEDROOM THREE

4.42m x 2.64m [14'6" x 8'8"]

Double glazed window to the rear courtyard, this room is wired for an electric radiator although no radiator is in situ presently.

BATHROOM

5.51m x 2.62m [18'1" x 8'7"]

A replaced white bathroom suite comprising a freestanding bath with mixer tap, shower cubicle with glazed enclosure, contemporary wash basin with mixer tap and having a cupboard below, low level WC, timber flooring, electric radiator, built-in airing cupboard, double glazed window to the side.

OUTSIDE REAR

To the rear of the property there are metal gates that open on to a concrete courtyard which gives ample off road parking. A pathway leads round to the front and side gardens.

GARDENS

There are formal gardens to the side and rear of the property and these are principally laid to lawn with flower borders, and having natural and fencing boundaries.

DIRECTIONS

From Whitchurch on reaching Tilstock take the first right turn into Hollins Lane, follow the road for approximately half a mile until you reach the bungalow, Tre Athos on your right. Just after the bungalow you will come to the farmhouse on the left hand side of the lane.

COUNCIL TAX

The property is in Band ' E ' on the Shropshire Council Register. The payment for 2616/2017 is £1,839.00.

SERVICES

We understand that the property has the benefit of mains electricity, water is from a private well, however Severn Trent have quoted to attach the property to the main, which is located on the lane to the front of the property. Drainage is to a private system, solid fuel heating to the ground floor, electric heating to the first floor.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase, however purchasers must make their own enquiries via their solicitor.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230
You can also find Halls properties at www.rightmove.co.uk & Onthemarket.com WH08