



Holly House

Hinstock, Shropshire

Carter Jonas

Holly House Chester Road Hinstock TF9 2TE

Charming historic property set in just under half an acre within the popular village of Hinstock.

Holly House is an immaculately presented four-bedroom property boasting extensive gardens and a detached stone built triple garage.

The property has been lovingly restored by the current owners and benefits from a number of historic features throughout.

Holly House is located within the heart of the picturesque Shropshire village of Hinstock which benefits from a range of facilities including a primary school, pub and post office.

In all extending to 0.4 acres.

For sale by private treaty as a whole.



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Property

Holly House is one of the earliest properties in Hinstock and was built around the same time as the Church in 1720. Since that time the property has been an 18th Century Coaching Inn, 19th Century Alms Houses and 20th Century Butchers. In more recent years, the property has been carefully restored into a wonderful four-bedroom family home.

The ground floor has a wealth of original oak beams and comprises of a spacious open plan Kitchen Diner with a quarry tile floor, handmade oak cupboards, granite worktops and an Aga and Rayburn which are utilised for cooking and heating. The Kitchen is complimented by a Utility Room with separate Cloakroom. Beyond the Kitchen is the Family Room with a recently fitted English oak wooden floor. The Main Hall features a quarry tile floor and traditional Edwardian staircase providing access to the second floor. The Cellar, front door and Sitting room are also accessed from the Hall. The Sitting Room benefits from an extensive feature fireplace with a Clearview wood burner. English oak flooring continues throughout the room which leads into the Sun Room which was built in 2020 and benefits from a sky lantern and aluminium bi fold doors leading onto the Indian Limestone patio.

On the second floor, there are four well sized bedrooms benefiting from original exposed timbers. The flooring is carpeted, although the original wide oak floorboards are present underneath. The bathroom is fully tiled and includes a double shower, bath, WC, sink and underfloor heating.

As well as the Sun Room which was constructed in 2020, recent improvements include replacement windows and a damp proof course on the internal and external brick walls. In addition, solar panels were

fitted in 2012 and are currently utilised to run the emersion heater for the hot water which currently generates a saving of £1500 per annum.

Outside, the property includes two independent accesses onto Chester Road, one of which benefits from electric gates.

The triple stone garage benefits from electric doors and enjoys a wealth of traditional internal features. Subject to gaining the necessary planning consents, there could be conversion potential. Further outbuildings include a car port for up to four cars and a former pig sty, store, and workshop which benefit from mains electric and water.

The southwest facing plot extends to 0.4 acres and includes a wildlife meadow, orchard, poly tunnel, fruit cage, lawns and a patio. As well as an ornamental garden, the grounds offer an opportunity to develop a sustainable smallholding with the production of vegetables, fruit and livestock.

Land

Holly House is located off Chester Road within the village of Hinstock. The village lies within the County of Shropshire and is within 10 minutes to the local towns of Newport and Market Drayton, 30 minutes to Stafford and Telford and circa 40 minutes to Shrewsbury. Further afield, Chester is 45 minutes, Birmingham 50 minutes and Manchester 80 minutes. A direct train operates from Stafford to London Euston in 75 minutes.

Amenities

Hinstock has a primary school, church, pub, post office, community hall, snooker room, tennis courts, football pitch, cycle park and picnic areas. The village also boasts a fishing pool, countryside footpaths and various woodland walks.

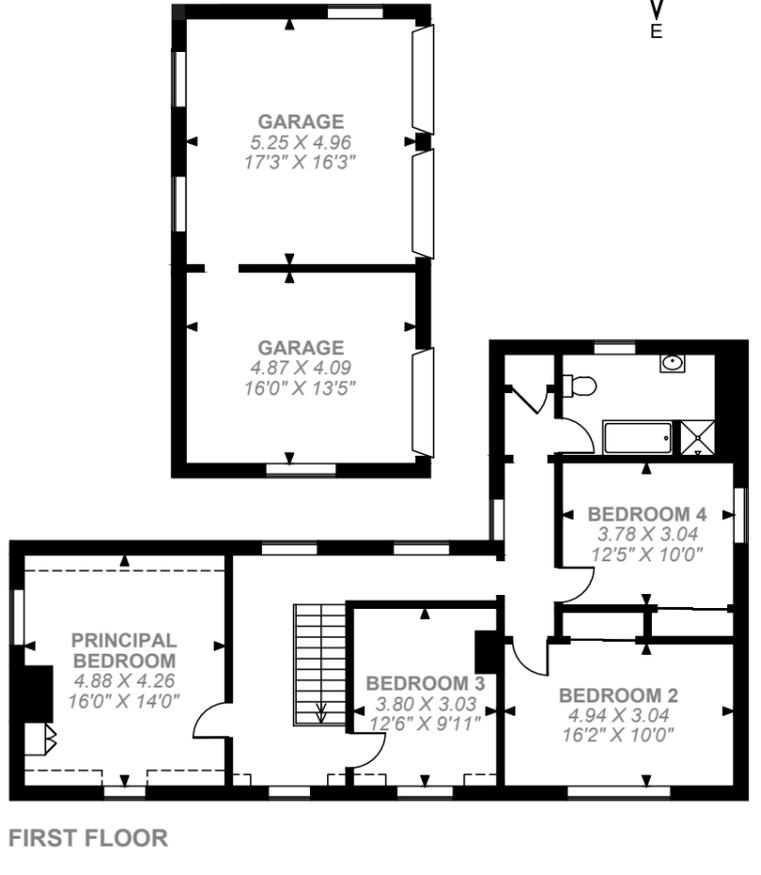
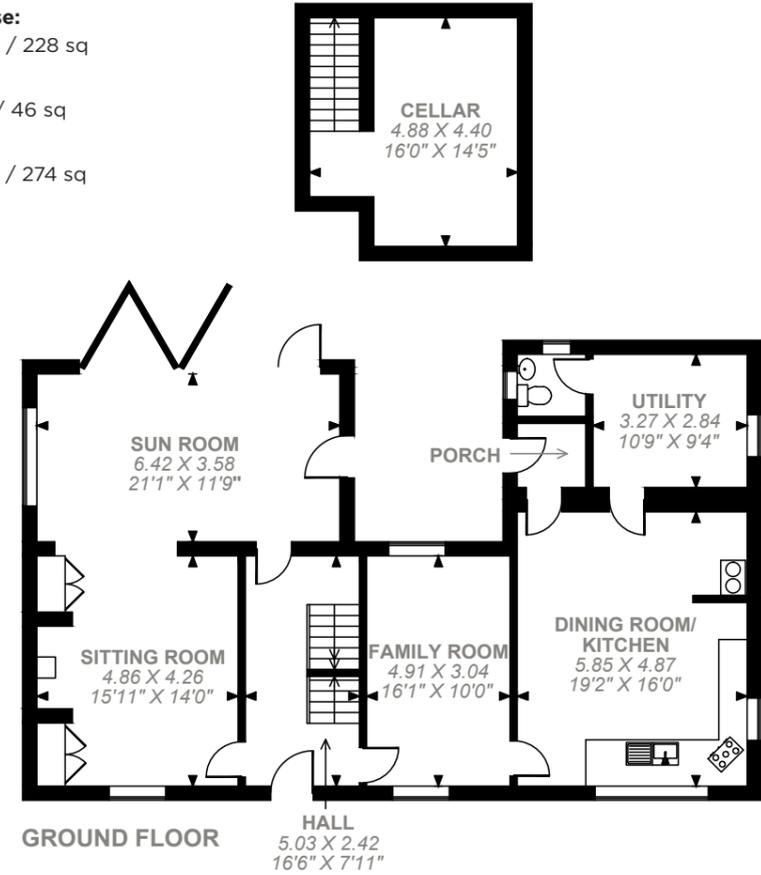
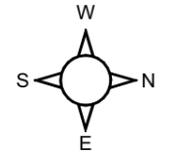
Floor plan

Holly House, Chester Road

Main house:
2455 sq ft / 228 sq

Garage:
497 sq ft / 46 sq

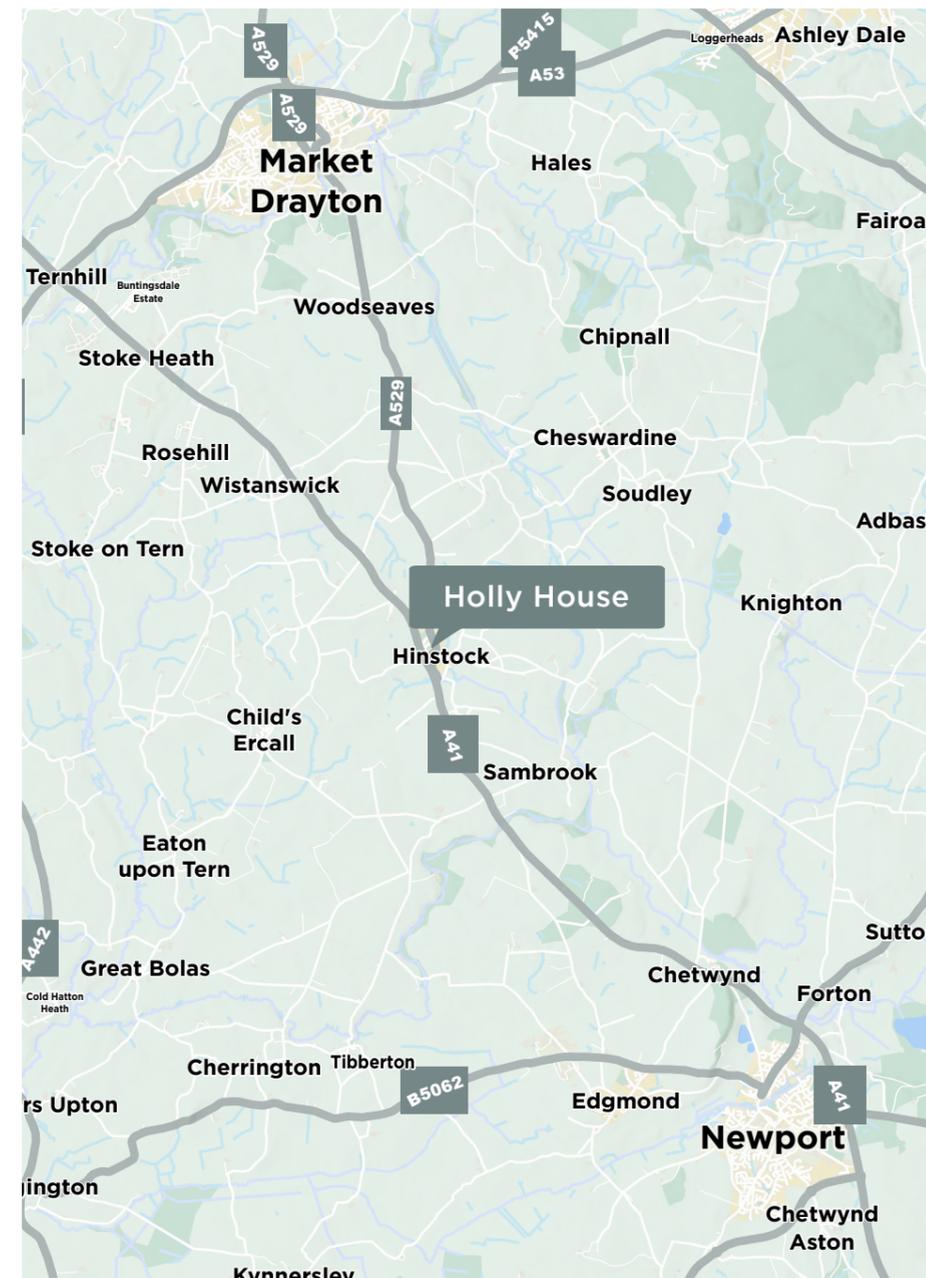
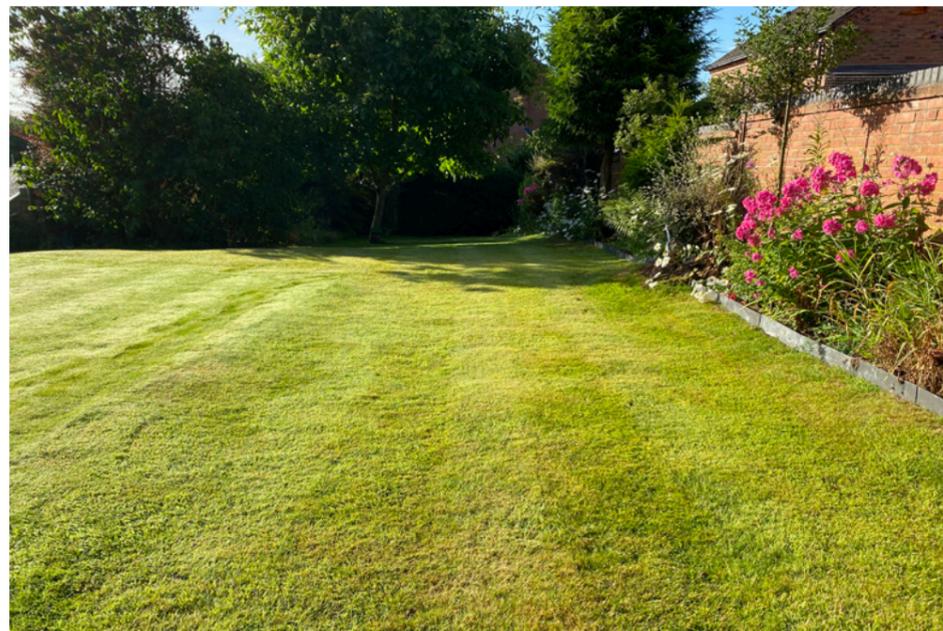
Total:
2952 sq ft / 274 sq



--- Denotes restricted head height

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances and other features are approximate only.





Method of Sale

The property is offered for sale by private treaty.

Tenure & Possession

Freehold with vacant possession upon completion.

Environmental Schemes

The Property is not entered into any Environmental Schemes.

VAT

Any guide prices quoted or discussed are exclusive of VAT. In the event that a sale of the property or any lot or part of the property or entitlements become a chargeable supply for the purposes of VAT, such tax will be payable (or become payable by the purchaser) in addition to the purchase price.

Fixtures & Fittings

Subject to negotiation.

Services

The property is connected to mains water, drainage and electricity. The broadband speed is 'SuperFast'. The property has an oil fired Rayburn, electric Aga and an emersion heater powered by solar PV panels.

Wayleaves, Easements & Rights of Way

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

Health & Safety

We would ask you to be as vigilant as possible when making your inspection, for your own personal safety.

Council Tax

Band E (£2,530 per annum (2023)).

EPC Rating

EPC Rating E with a potential rating of B.

Local Authority

Shropshire Council, Shirehall, Abbey Foregate, SY2 6ND

Viewings

Viewings are strictly by appointment with the selling agent.

Directions

Travelling north towards the centre of Hinstock along Chester Road (A529), Holly House can be found on the lefthand side 25 meters after the right hand turn to Goldstone Road.



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