

# HOLLY FARM

Whixall, Whitchurch



# Modern detached home with a range of outbuildings

Modern detached family house • Four bedrooms • Family bathroom & separate shower room • Four reception rooms • A wide range of useful outbuildings • Set within approx, just under three acres • EPC C

# Description

Holly Farm is a unique property, offering a delightful and well presented modern four bedroomed detached family home with four reception rooms. At present the farm is used as a small holding business, with an extensive range of useful outbuildings, which subject to planning, could offer other potential alternatives. The property sits as a whole within approximately just under three acres, including two enclosed paddocks.

#### **Entrance Porch**

Double glazed window to front and side with part double glazed door.

### **Dining Room**

Staircase to first floor with under stairs cupboard below. Coved ceiling. Radiator. Double glazed bay window to front. Two radiators. Open to:-

#### **Breakfast Kitchen**

Range of wall and base units with slate effect work surface above with sink unit and mixer tap. Hoover four ring gas hob with stainless steel extractor above. Integrated Bosch electric oven and separate grill. Space for dishwasher. Tiled splashback. Space for washing machine and dryer. Space for American style fridge freezer. Double glazed window to each side and rear. Two radiators. Tiled floor.













# **Sitting Room**

Large multifuel burner sitting (secondary back boiler system for hot water and heating) on exposed brickwork hearth. Large double glazed patio door and double glazed window to rear. Large double glazed bay window and double glazed bay window to front. Wall mounted air conditioning unit. Radiator.

#### **Rear Entrance Porch**

Double glazed windows to side and front with part double glazed door.

### **Gym/Sitting Room**

Double glazed window to side. Coved ceiling. Radiator. Access to loft.

# Office/Bedroom

Double glazed window to side. Coved ceiling. Radiator.

#### En Suite Shower Room

Walk in shower, low level WC and corner hand wash basin with mixer tap. Part tiled walls. Double glazed window to side. Radiator.

### **First Floor Landing**

Double glazed window to side.

#### Bedroom One

Large built in wardrobe. Doble glazed windows with secondary glazing to side and rear. Wall mounted air conditioning unit. Radiator.

# **Bedroom Two**

Two large double glazed windows to front. Access to loft. Radiator. Built in cupboard housing hot water cylinder.

#### **Bedroom Three**

Large double glazed window to front. Radiator.

#### **Bedroom Four**

Large double glazed window to rear. Radiator.

# **Family Bathroom**

Walk in shower, bath with mixer tap and separate hand held shower head, low level WC and hand wash basin with mixer tap. Part tiled walls. Two double windows to side. Two radiators.

# Outside

The property is approached via a shared single track drive, located at the end of this drive. There is a large extensive gravelled area offering ample parking to the side.

Wide range of useful outbuildings, which subject to planning, could offer other potential alternatives.

Three former piggeries Three large outbuildings Two large open barns Large detached tractor shed

Attached to the house is the boiler room, with an oil fired boiler and storage battery from the solar panels.

# Garden

There is a pleasant enclosed rear garden to the house, which is mainly laid to lawn with a paved terraced area and well stocked borders. There is a small orchard area, located by the outbuildings.

#### Land

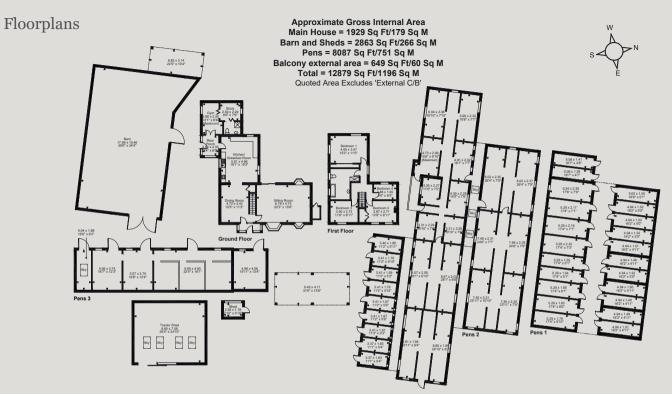
There are two enclosed paddocks, located to the side and rear of the house. The property sits as a whole within approximately just under three acres.











#### FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8576038/NGS



Tel: 01244 322 322 info@rickittpartnership.co.uk

Tel: 020 7839 0888 www.rickittpartnership.co.uk Rickitt Partnership gives notice that these particulars do not constitute an offer or contract or part thereof. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. Where any EPC is held for this property, it is available for inspection at the Chester office by appointment. Any prospective purchaser must staistly themselves of the correctness of the information within the particulars by inspection or otherwise. Rickitt Partnership does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the vendor. Rickitt Partnership does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn.