



# HOLLY COTTAGE

Whixall, Whitchurch

**Rickitt**  
Partnership

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## Beautifully presented 17th Century cottage

Detached period cottage ♦ Two double bedrooms ♦ Open plan kitchen/dining/family room ♦ Sitting Room ♦ 17th Century approx. 1675 ♦ A wealth of period features ♦ Rear lawned garden ♦ Off road parking ♦ NO CHAIN ♦ EPC E

### Description

A beautiful and charming period two double bedroomed detached cottage located in Whixall village. This delightful and well presented property is believed to date back to circa 1675 and has a wealth of features and character. There is a sitting room with inglenook fireplace and a good size kitchen/dining/family room. To the outside, there is off road parking and rear garden, which is mainly laid to lawn.

### Entrance Hall

Double glazed window to front. Base unit with marble effect work surface above. Floor to ceiling cupboard with drawers. Space for washing machine. Range of built in cupboards. Tiled floor.

### Cloakroom

Low level WC and hand wash basin with mixer tap. Double glazed frosted window to side. Wall mounted heated towel rail.

### Kitchen/Dining/Family Room

Range of wall and base units with timber effect work surface above and Belfast style double sink with mixer tap and marble effect work surface surround. Space for American style fridge freezer. Britannia Range style cooker with five ring gas hob, tiled splash back and extractor fan above. Space for dishwasher. Double glazed window to rear. Tiled floor. Tall radiator. Open onto dining/family area with timber floor. Double glazed double doors and window to rear. Large double glazed skylight to ceiling. Radiator.





### **Sitting Room**

Exposed stone and brickwork Inglenook fireplace with inset wood burner with slate hearth. Open staircase to first floor. Exposed beams and timber. Double glazed picture bay window, double glazed window and door to front. Useful study area beneath the staircase. Two radiators.

### **First Floor Landing**

Small built in cupboard.

### **Bedroom One**

Double glazed window to front. Double glazed window to kitchen. Skylight to rear. Exposed timber beams. Radiator. Open to:

### **Dressing Room**

Range of built in wardrobes. Exposed beams. Double glazed window to front.

### **Bedroom Two**

Double glazed window to side. Skylight to front. Small fitted cupboard. Exposed timbers. Radiator.

### **Shower Room**

Walk in wet room area with shower head above and separate hand held shower attachment. Low level WC and hand wash basin. Tiled walls. Skylight to rear. Wall mounted heated towel rail.

### **Outside**

To the front of the cottage is a small enclosed lawned garden. With gravelled area to side offering off road parking. There is a large paved terraced area behind the house. With a good sized garden, which is mainly laid to lawn.

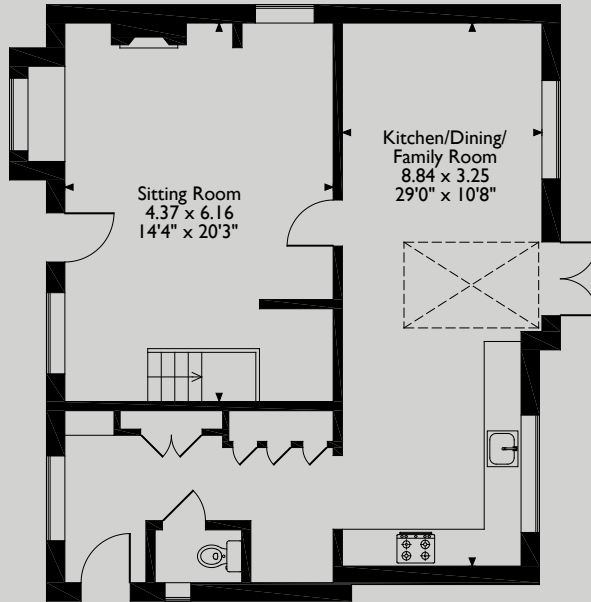
### **Property Information**

The council tax is band A. We understand the property is freehold. With mains water, electricity and drainage are connected. Oil fired central heating and hot water. Calor gas for the hob.

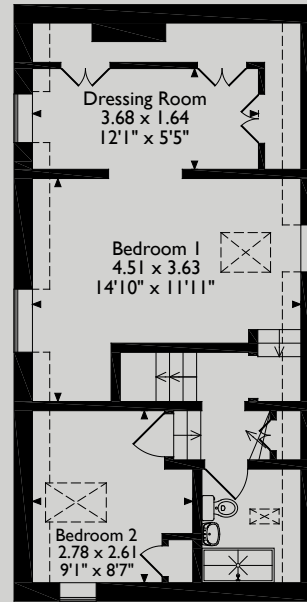


# Holly Cottage, Whixall, Whitchurch

Approximate Gross Internal Area  
105 Sq M / 1131 Sq Ft



**Ground Floor**



**First Floor**

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.



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