



# The Hollies

---

Bettisfield, Near Whitchurch

**Rickitt**  
Partnership

---

## Modern family home with land

Large modern family detached house ♦ Four double bedrooms ♦ Four reception rooms ♦ Large kitchen/family room ♦ Self contained one bedroom apartment ♦ Detached triple garage with conservatory ♦ Garden, woodlands and land, in all set within approx. 13 acres ♦ Backs onto the Bettisfield Moss Nature Reserve ♦ NO CHAIN ♦ EPC D

### Description

A delightful large four double bedroomed detached modern family house backing onto the Bettisfield Moss Nature Reserve. This fine home has four reception rooms, a good sized kitchen/family room and a self contained one double bedroomed apartment on the first floor. To the outside, there is a triple detached garage with conservatory, formal gardens, woodlands and separate paddocks, in all the house comes with just over 13 acres..

#### Entrance Hall

Open staircase to first floor. Two small double glazed windows to each side. Coved ceiling. Tiled floor. Two radiators.

#### Dining Room

Two double glazed windows to front. Double glazed window to side. Coved ceiling, Radiator.

#### Study

Range of fitted wall and base study cupboards. Coved ceiling. Double glazed window to side.





### **Drawing Room**

Feature fireplace with dual faced log burner and ornate marble surround with marble back and hearth. Coved ceiling. Two double glazed windows to front. Two double glazed windows to rear. Two radiators.

### **Sitting Room**

Dual faced log burner. Two double glazed windows to front. Three double glazed double doors to side. Double glazed bi-folding doors to rear. Under floor heating.

### **Kitchen/Family Room**

#### **Kitchen Area**

Wide range of wall and base units with marble work surface above inset sink unit with mixer tap. Miele five ring hob with extractor above. Floor to near ceiling units housing Miele oven, steam oven and microwave, with large cupboard. Central island with cupboard with storage unit, maple work surface above.

#### **Family Area**

Two double glazed doors to side. Three double glazed double doors to rear. Skylight. Tiled floor. Radiator. Walk in cupboard.

#### **Rear Hall**

Part glazed rear door. Built in cupboard. Tiled floor. Radiator.

#### **Cloakroom**

Low level WC, hand wash basin with mixer tap and vanity unit below. Small double glazed frosted window to side. Tiled walls and floor. Wall mounted heated towel rail.

#### **First Floor Landing**

Double glazed double doors to front opening onto balcony. Access to loft. Coved ceiling. Radiator.







### **Bedroom One**

Two double glazed windows and double glazed double doors to rear, opening onto roof terrace. Double glazed window and double glazed doors to side, opening onto balcony. Coved ceiling. Cupboard housing hot water cylinder. Two radiators.

### **Dressing Room**

Range of fitted wardrobes. Double glazed window to rear. Radiator.

### **En-suite Bathroom**

Bath with mixer tap and separate hand held showerhead, walk in shower, low level WC and hand wash basin with mixer tap and vanity unit below. Double glazed window to side. Double glazed window to side. Double glazed window to front. Tiled walls and floor. Wall mounted heated towel rail.

### **Bedroom Two**

Double glazed window to side. Coved ceiling. Radiator. Door to separate apartment.

### **En-suite Shower Room**

Open shower, low level WC and hand wash basin with mixer tap and small vanity unit below. Frosted double glazed window to rear. Tiled walls and floor. Wall mounted heated towel rail.



### **Bedroom Three**

Two double glazed windows to front. Range of fitted wardrobes and cupboards. Coved ceiling. Two radiators.

### **Bedroom Four**

Two double glazed windows to front. Range of fitted wardrobes and cupboards. Coved ceiling. Two radiators.



### **En-suite Shower Room**

Walk in shower, low level WC and hand wash basin with mixer tap and vanity unit below. Tiled walls and floor. Double glazed window to front. Wall mounted heated towel rail.

### **Family Bathroom**

Bath with separate hand held shower head, walk in enclosed steam/shower, low level WC, bidet and hand wash basin with mixer tap and vanity unit below. Double glazed window to rear. Tiled walls and floor. Wall mounted heated towel rail.

### **Self-Contained Apartment**

Entrance is either from adjoining door off the second bedroom or from a separate staircase from the outside.

### **Open Plan Living Area**

Electric fire with wooden surround. Two double glazed windows to side. Double glazed double doors to rear, open onto balcony and separate outdoor staircase. Radiator.

### **Kitchen Area**

Range of wall and base units with granite work surface above, inset sink unit with mixer tap. Washing machine. Floor to near ceiling unit housing fridge freezer. Bosch oven. Bosch four ring hob with Hotpoint extractor above. Double glazed window to rear. Tiled splashback. Tiled floor.

### **Bedroom Five**

Double glazed window to front. Coved ceiling. Radiator.

### **En-Suite Shower Room**

Walk in shower, low level WC and hand wash basin with mixer tap. Tiled walls and floor. Wall mounted heated towel rail.





### **Outside**

The house is approached via a privately driveway, leading to parking area for several vehicles and a detached triple garage with conservatory attached.

There are formal gardens with two ponds and a large paved terrace area at the rear of the house. The wooded area backs onto the Bettisfield Moss Nature Reserve, which forms part of the Fenn's, Whixall and Bettisfield Mosses National Nature Reserve, which is made up of 2,388 acres.

There are separate paddocks with the property. In total the house sits within and with just over 13 acres.

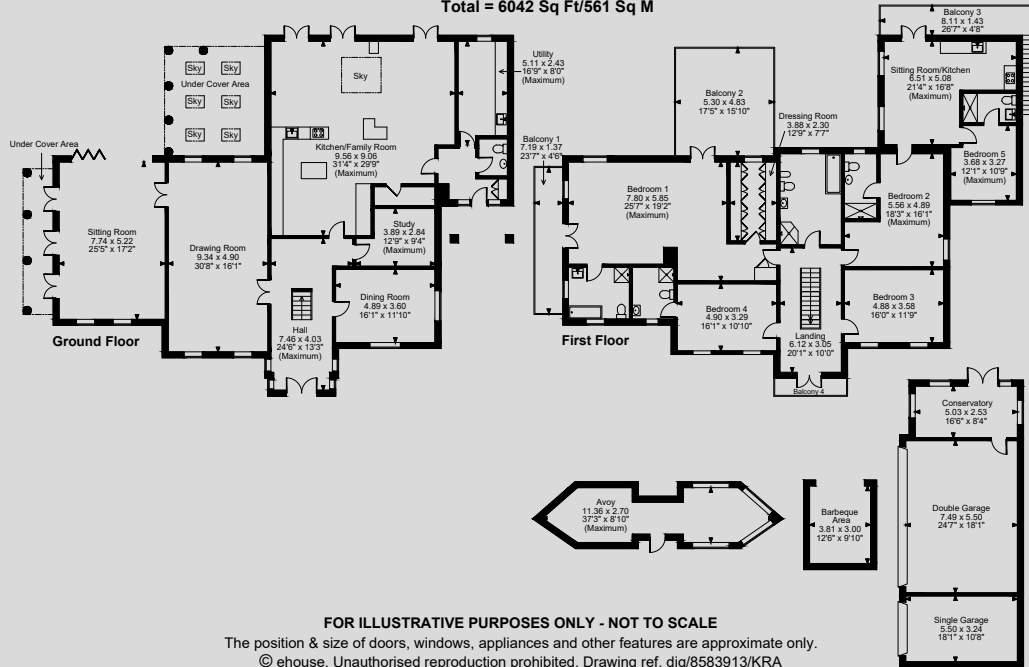
### **Property Information**

The council tax is band I. We understand the property is freehold. With mains water and electricity and private drainage. Oil fired central heating and hot water.



# Floorplans

**The Hollies, Moss Lane, Bettisfield, Whitchurch**  
**Approximate Gross Internal Area**  
**Main House = 4883 Sq Ft/454 Sq M**  
**Garage = 789 Sq Ft/73 Sq M**  
**Outbuildings = 370 Sq Ft/34 Sq M**  
**Balcony external area = 539 Sq Ft/50 Sq M**  
**Total = 6042 Sq Ft/561 Sq M**



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

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

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8583913/KRA



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

Tel: 020 7839 0888  
[www.rickittpartnership.co.uk](http://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 satisfy themselves in 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.