



The Hollies, Bentlawnt, Minsterley, Shropshire

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The Hollies Bentlawnt Minsterley Shrewsbury Shropshire SY5 0ES

A handsome country house with stables, outbuildings and manège in a picturesque setting nestled amongst the Shropshire Hills and sitting in grounds extending to approximately 6.9 acres.

Shrewsbury 12 miles, Ludlow 26 miles,
Birmingham 47 miles, Chester 51 miles (all
distances approximate)

Hall | Drawing room | Study | Dining room
Breakfast kitchen | Boot room | Utility
Conservatory | 4 Bedrooms | Bathroom
2 Shower rooms | Workshop | Stables | Barn
6.9 acres

EPC Rating D

The property

The Hollies offers an exciting opportunity for a new purchaser to live on the rural outskirts of Shropshire close to Shrewsbury. Set within 6.9 acres the potential for hobby livestock or equestrian enjoyment is phenomenal. Believed to be an historic smallholding the property has been significantly enhanced and extended creating the country house of today. Beautifully situated in an elevated position the staggering rural views are awe inspiring and enjoyed from all the principal rooms.

Having been sympathetically extended over many years the current owners of The Hollies have retained and enhanced the architectural details giving immense interest and character. Internally these details include hand turned staircase, cottage style latched doors, wooden

joinery, oak flooring and exposed beams. Externally a K-Rend facade and a slate tiled roof create an impressive and charming exterior with the formal front now facing the garden and grounds with the views beyond.

Two entrances have been cleverly implemented with country living at the forefront of the design. The wide front door opens to the cleverly designed glazed vestibule. The back door opens to a large boot room leading to the cloakroom with WC and utility room.

The heart of The Hollies is the spacious and well-designed breakfast kitchen fitted with wooden units and an Everhot range cooker featuring a unique triangular French windows opening onto the terrace. The dual aspect drawing room with Clearview wood burning stove offers ample space to entertain. Offering further flexibility is the dining room and study. With incredible views across to the Stiperstones the conservatory is a marvellous living room to be used across all seasons embracing the landscape The Hollies sits within.

There are four double bedroom to the first floor. Three bedrooms radiate off the long landing along with a family bathroom and shower room and all benefit from inspiring rural views. The principal bedroom suite is accessed from a secondary staircase and benefits from dressing area and ensuite shower room with spectacular views from the triangular floor to ceiling window to the front.



Outside

Externally, The Hollies is set within a horticultural oasis of mature landscaped gardens and grounds. To the front the gardens are mainly laid to lawn with terraced raised beds, polytunnel and kitchen garden. Mature specimen shrubs and lawn areas are complemented by al fresco seating and dining areas maximising the sunny aspects throughout the day to enjoy the views across the grounds and menage to the Shropshire hills beyond.

The stables, barns, workshop and further outbuildings offer a plethora of exciting options including equestrian. Divided into paddocks the grounds wrap around the house benefit from water taps, two ponds and the manège.

Overall the acreage measures 6.9 acres (approximate).

General

Local Authority: Shropshire

Services: Mains electricity and water. Private drainage to septic tank and soakaway which we understand complies with the relevant regulations.

Council Tax: Band E

Fixtures and Fittings: All fixtures and fittings are excluded from the sale but may be available by separate negotiation.

Tenure: Freehold

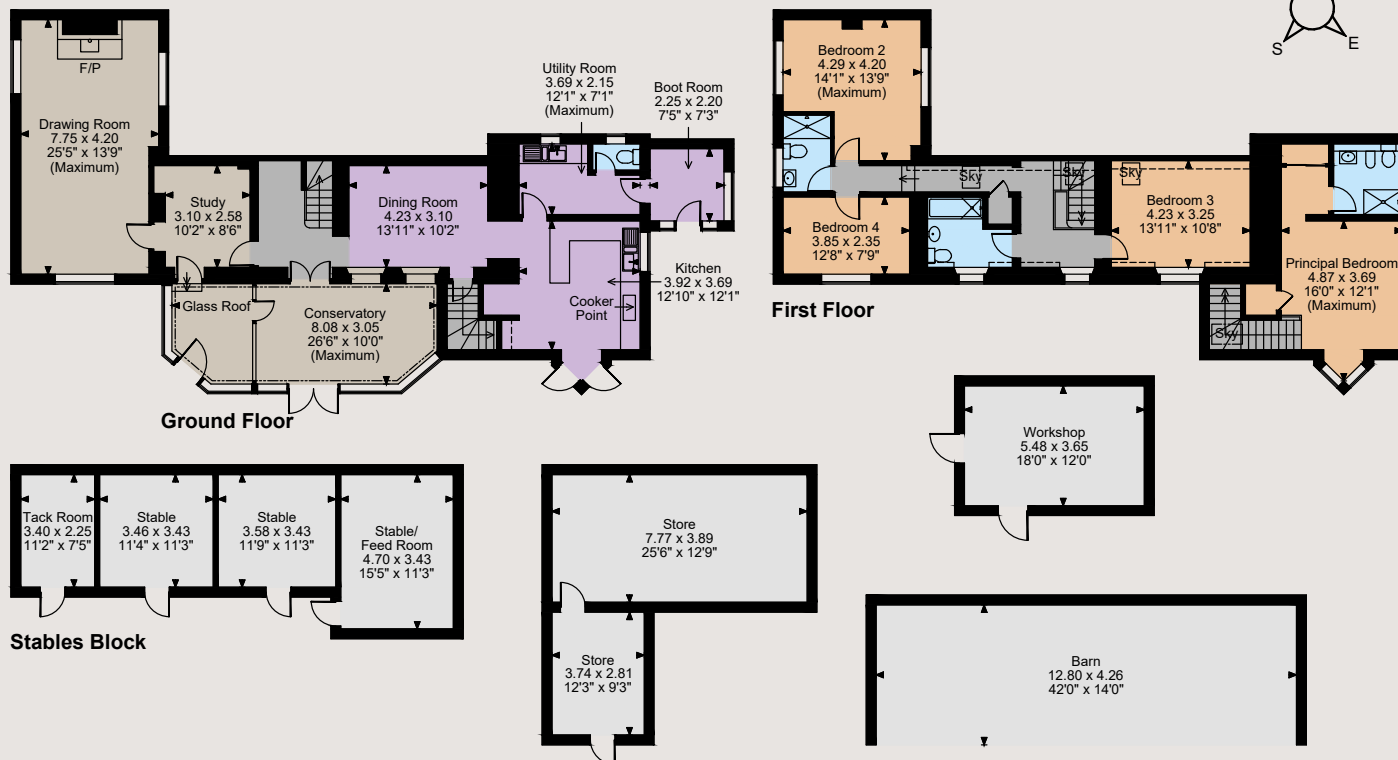
Offers in Excess of: £850,000

Agents Note: There is a public footpath to the side and rear boundary.



Floorplans

House internal area 2,349 sq ft (218 sq m)
 Stable block internal area 533 sq ft (50 sq m)
 Stores and workshop internal area 663 sq ft (62 sq m)
 Barn internal area 587 sq ft (55 sq m)
 For identification purposes only.



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

□ □ □ □ Denotes restricted head height

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Directions

Follow Sat Nav to SY5 OES
 What3words secondly.acoustics.informed

Shrewsbury

Theatre Royal, 14 Shoplatch, SY1 1HR

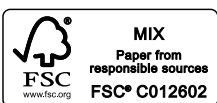
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