




Holmside


Childs Ercall, North Shropshire




BNP PARIBAS GROUP 

A detached four bedroom property with outstanding open countryside views


A handsome family home with double garage and garden studio, neutrally decorated throughout to provide a cohesive and practical living and entertaining environment and configured to maximise the stunning far-reaching countryside views. It is located on the fringes of a sought-after Shropshire village, near to local and market town amenities




3 RECEPTION ROOMS




4 BEDROOMS




1 BATHROOMS




DOUBLE GARAGE




GARDEN




FREEHOLD



RURAL EDGE OF VILLAGE LOCATION



1,917 SQ FT



GUIDE PRICE £495,000



The property

Holmside is an attractive detached double fronted family home, constructed of red brick and sensitively extended to offer more than 1,900 sq ft of light-filled flexible accommodation arranged over two floors, the neutral décor throughout providing a cohesive and practical environment. Configured to provide an ideal family and entertaining space maximising the stunning far-reaching views over open countryside, the ground floor accommodation flows from a welcoming reception hall with wooden flooring. The ground floor comprises a triple-aspect drawing room featuring an exposed brick fireplace with a woodburning stove, and a dual-aspect sitting room—currently used as a dining room—enhanced by quarry-tiled flooring. To the rear, a 24-foot kitchen/breakfast room offers chequerboard quarry tiles underfoot, a range of wooden wall and base units, a characterful exposed brick corner inglenook with cast iron stove, and modern integrated appliances. The breakfast area provides space for a generously sized table and opens via double doors into a triple-aspect conservatory, complete with a vaulted glazed roof and large picture windows

incorporating French doors to the rear terrace. The ground floor accommodation is completed by a useful fitted utility room neighbouring the kitchen/breakfast room and having chequerboard quarry-tiled flooring, walk-in storage, a WC and a door to a rear porch and the rear terrace and garden beyond.

Stairs rise from the reception hall to the first floor which provides a triple aspect principal bedroom, two further double bedrooms, a further L-shaped double bedroom, currently configured as a dressing room, and a modern family bathroom with freestanding bath and separate shower cubicle.



Outside

The property is approached over a gravelled in-and-out driveway and forecourt providing private parking, the driveway leading past the house to the double garage to the rear.

The well-maintained garden surrounding the property is laid mainly to level lawn and features a timber studio with bi-fold doors to the garden and a wraparound paved rear terrace, ideal for entertaining and al fresco dining, the whole screened by mature hedging and enjoying stunning far-reaching views over surrounding pasture and farmland.

Location

Located due south of Market Drayton and a runner-up in the 2024 Best Kept Village in Shropshire competition, the small historic village of Childs Ercall has a thriving community spirit, with a wide range of clubs and events taking place in the village Club and Jubilee Hall, together with a church, children's playground and recreation ground with football pitch, all surrounded by open countryside. Local villages including Ollerton and Stoke-on-Tern offer a wider

range of facilities, and more extensive shopping, service, leisure and recreational facilities can be found in Market Drayton, Newport, Telford, Whitchurch and Shrewsbury.

Communications links are excellent: the A41 links to major regional centres, the M54 and motorway network, Wellington station (11.0 miles) provides regular services to Wolverhampton, Birmingham and central London and Birmingham International Airport offers regular domestic and international flights.

Directions

Post Code TF9 2TW

what3words: ///swing.minority.conqueror

Distances

- Childs Ercall 0.7 mile
- Ollerton 2.0 miles
- Stoke-on-Tern 3.6 miles
- Market Drayton 5.7 miles
- Newport 9.3 miles
- Telford 13.7 miles
- Whitchurch 15.0 miles
- Shrewsbury 17.0 miles
- Stafford 20 miles

Nearby Stations

- Wellington
- Stafford

Key Locations

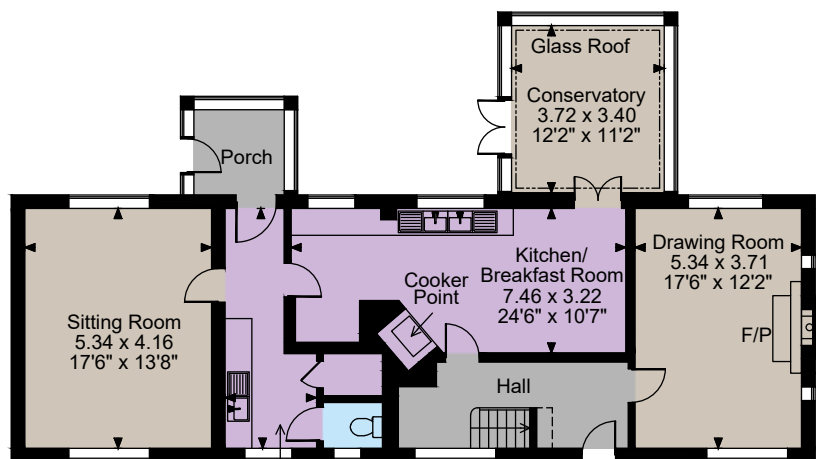
- Hodnet Hall Gardens
- Market Drayton Museum and Resource Centre
- Hawkstone Park Follies
- Wollerton Old Hall Garden

- Haughmond Abbey
- Shrewsbury Castle
- Ironbridge Gorge Museums
- Attingham Park

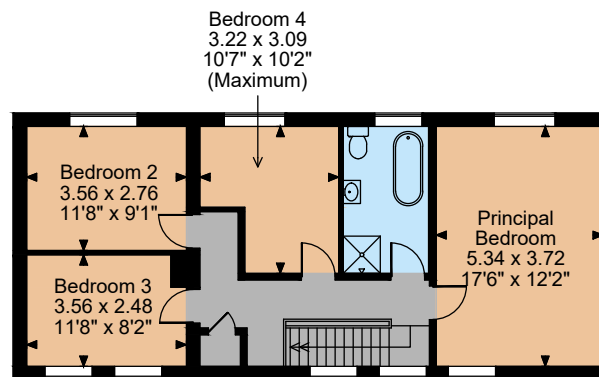
Nearby Schools

- Haberdashers' Castle House
- The Old Hall
- Wrekin College
- Adcote School for Girls
- Oswestry School
- Ellesmere College

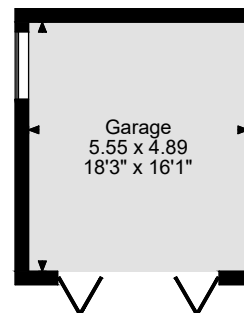




Ground Floor



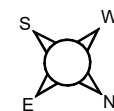
First Floor



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

□ □ □ Denotes restricted head height

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Floorplans

House internal area 1,917 sq ft (178 sq m)

Garage internal area 292 sq ft (27 sq m)

Studio internal area 73 sq ft (7 sq m)

Total internal area 2,282 sq ft (212 sq m)

For identification purposes only.

General

Local Authority: Shropshire Council

Services: Mains water and electricity. Septic tank that we understand complies with current regulations. Oil fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band D

EPC Rating: TBC

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items may be available by separate negotiation.

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

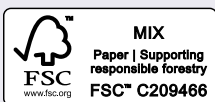
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