

The Hollies

Moss Lane, Bettisfield, Whitchurch, Shropshire



**STRUTT
& PARKER**

BNP PARIBAS GROUP

A stylish house with extensive accommodation, a self-contained annexe and grounds extending to 13.52 acres

A handsome and substantial detached house with a wealth of elegantly appointed, airy and flexible accommodation. Set within picturesque and extensive gardens and grounds, in a peaceful, private setting towards the end of a secluded country lane on the Welsh border, surrounded by stunning countryside and close to the village of Bettisfield



6 RECEPTION ROOMS



5 BEDROOMS



5 BATHROOMS



TRIPLE GARAGE



13.52 ACRES



FREEHOLD



RURAL



4,887 SQ FT



**GUIDE PRICE
£895,000**



The property

The Hollies is an outstanding house with five bedrooms and luxury accommodation, in a peaceful rural setting a mile from the Welsh border village of Bettisfield. The property features handsome brick elevations, while inside there is almost 5,000 square feet of impressive living space, arranged over two generous floors.

At the entrance, double doors open to the welcoming reception hall with its central staircase leading to the upper level. Off the reception hall there is a formal dining room and a useful study for private home working, as well as double doors leading to the 30ft sitting room. This generous reception room has windows to the front and rear, ornate cornicing and ceiling roses, while the adjoining garden room offers further space in which to relax, with its triple aspect, including bi-folds and triple French doors providing access to the garden and welcoming plenty of natural light. Additionally, the ground floor has an impressive open-plan kitchen and dining area, which is ideal for entertaining and everyday living. Tiled flooring, a

ceiling lantern skylight and five sets of French doors to the garden help to create an airy and spacious feel to the room, while the kitchen is fitted with shaker-style units to base and wall level, a central island and integrated appliances. The neighbouring utility room provides further storage and space for home appliances.

Upstairs there is a substantial principal bedroom with a dressing room, an en suite bathroom and French doors leading to two separate balconies, providing sunny outside space in which to relax and enjoy the views across the garden. One further first-floor bedroom is also en suite, while the landing provides access to a large family bathroom with a bathtub and a separate shower.

The self-contained annexe is found on the first floor, connected to the main house via the second bedroom, but also with its own private access via an external staircase. It includes an open-plan sitting room and kitchen, one double bedroom and an en suite shower room, making it ideal for guests.



Outside

At the front of the property, a secure gated entrance opens to a paved driveway, which is walled for privacy and features border beds with clipped hedgerows and various shrubs. There is plenty of parking space for several vehicles, as well as access to a detached triple garage for further parking and storage. The beautiful landscaped gardens at the side and rear feature pristine lawns, well-tended hedgerows and border beds, a large patio area across the back of the house with a sheltered seating area for al fresco dining and a walled garden with paved terracing, a gazebo and an ornamental pond. There is also a barbecue shelter and, beyond the patio, an area of lawn with a central pond, with peaceful and sheltered woodland beyond.

The gardens and grounds in total extend to approximately 13.52 acres.

Location

Bettisfield is a charming and quietly rural village set within the attractive countryside of Wrexham County Borough on the Wales-England border, known for its proximity to the unique peatland of Fenn's, Whixall and Bettisfield Mosses National Nature Reserve and a close knit village community. A short distance away, the historic market towns of Wem, Ellesmere and Whitchurch provide an excellent range of local shops, cafés and services, including supermarkets, independent retailers and leisure facilities, with regular rail links from Whitchurch station to Crewe, Shrewsbury and beyond. More comprehensive shopping and entertainment options can be found in the larger centres of Wrexham and Chester, both within comfortable driving distance.

The area enjoys excellent road connections via the A41 and A49, linking to the wider motorway network and key destinations such as Birmingham and Liverpool.



Distances

- Bettisfield 1 miles
- Wem 7.2 miles
- Ellesmere 7.2 miles
- Whitchurch 8.5 miles
- Wrexham 16.6 miles
- Shrewsbury 18 miles
- Crewe 24 miles
- Chester 28 miles

Nearby Stations

- Prees
- Wem
- Whitchurch

Key Locations

- Fenn's, Whixall and Bettisfield Mosses
- Cholmondeley Castle Gardens
- Beeston Castle and Woodland Park
- Whitchurch Heritage Centre

- Hack Green Secret Nuclear Bunker
- Nantwich Museum
- The Ice Cream Farm
- Bolesworth Castle
- Chester Cathedral
- Erddig Hall (National Trust)
- Attingham Park (National Trust)

Nearby Schools

- Sir John Talbot's School
- The Thomas Adams School
- Ruthin School
- Moreton Hall School
- Ellesmere College
- Bishop Heber School
- Oswestry School
- Shrewsbury School
- Shrewsbury High School





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

Main House internal area 4,887 sq ft (454 sq m)
Garages internal area 644 sq ft (60 sq m)
Outbuildings internal area 514 sq ft (48 sq m)
Balcony & Terrace external area = 526 sq ft (49 sq m)
Total internal area 6,045 sq ft (561 sq m)
For identification purposes only.

Directions

Post Code SY13 2LS

what3words: ///kilowatt.brownish.waxing

General

Local Authority: Wrexham County Borough Council

Services: Mains electricity and water. Private drainage (we are uncertain if this 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 I

EPC Rating: D

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains 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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