



£800,000 Offers Over

The Hollies, Bentlawnt, Shrewsbury

Detached House | 4 Bedrooms | 3 Bathrooms

01743 213 511

Grantham
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Step Inside

Key Features

- **Equestrian Facilities:**
Extensive grounds with stables, tack room, hay barn, and a well-drained manège
- **Outbuildings:** Additional barns, workshop, and a tractor shed offering further potential
- **Extensive Grounds:**
Approximately 7 acres of glorious grounds
- **Self-Sufficiency Potential:**
Registered smallholding offering opportunities for hobby livestock and a greener lifestyle
- **Breathtaking Rural Views:**
Elevated position providing stunning, uninterrupted views of the Shropshire countryside and the Stiperstones
- **Stunning Country Residence:** A beautifully presented and characterful home

Property Description

Escape to The Hollies, a stunning country residence in picturesque Bentlawnt, Shropshire. Set within approx. 7 glorious acres, it's an equestrian dream with stables, manège, and self-sufficiency potential. Enjoy breath-taking rural views from this characterful home. An idyllic rural retreat.

Main Particulars

Escape the ordinary and embrace the allure of rural living at The Hollies, a truly exceptional country residence nestled within approximately 7 acres of glorious grounds in the picturesque hamlet of Bentlawnt, on the desirable rural outskirts of Shrewsbury. This stunning property presents a unique and rare opportunity to acquire a registered smallholding, offering a harmonious blend of elegant living, equestrian facilities, and the potential for a self-sufficient lifestyle, all whilst enjoying breath-taking views of the Shropshire countryside.

As you approach The Hollies through a gated entrance and along a sweeping driveway, you are immediately captivated by the tranquil setting and the promise of a life immersed in nature. The welcoming entrance to the home is bathed in natural light, courtesy of a striking glass atrium, creating a bright and airy space that provides a delightful first impression for both residents and guests.

Stepping through the atrium, you are greeted by a practical office space, ideal for those who work from home or require a dedicated study. To the left, discover a spacious dual-aspect living room, a haven of comfort and relaxation. The focal point of this inviting room is a Clearview wood-burning stove, promising cosy evenings and a warm ambiance. The generous proportions of the living room offer an abundance of space for entertaining family and friends.

To the right of the office, a characterful dining room awaits, exuding charm with its exposed stone wall, a delightful feature that hints at the property's history. From the dining room, step into a marvellous year-round conservatory, a true extension of the living space. This light-filled reception room offers incredible panoramic views stretching towards the iconic Stiperstones, allowing you to fully immerse yourself in the ever-changing beauty of the landscape throughout the seasons.

The heart of The Hollies lies in the spacious and well-designed breakfast kitchen, seamlessly connected to the dining room, creating a sociable and functional area. Fitted with charming wooden units that exude country style and featuring a coveted Everhot range cooker, this kitchen is a delight for any culinary enthusiast. Unique triangular French doors open onto the terrace, flooding the space with natural daylight and offering spectacular rural vistas, making every meal a scenic experience. Adjacent to the kitchen is a convenient utility room, complete with a cloakroom and WC, ensuring practicality. A large boot room provides direct access to the exterior, perfect for those enjoying the outdoor pursuits the property offers.

Ascending to the first floor, you will find four well-proportioned double bedrooms, thoughtfully arranged and accessed via two separate staircases, offering a degree of privacy ideal for guests or multi-generational living. Three bedrooms radiate off the long landing, each enjoying inspiring rural views. A well-appointed family bathroom, featuring a shower, and additional shower room, serves these bedrooms. The master bedroom suite, accessed via a secondary staircase, is a true sanctuary. Boasting spectacular views from a striking triangular floor-to-ceiling window to the front, this luxurious retreat also features a dedicated dressing area with ample built-in wardrobe space and a modern shower room complete with a walk-in shower, WC, bidet, and hand basin, providing a private and indulgent space to unwind.

Externally, The Hollies is a horticultural oasis, boasting mature landscaped gardens and grounds that extend to approximately 7 acres. The front of the property showcases a formal garden with a charming wrap-around patio, a gravel garden adding texture and interest, and a large formal lawn beautifully terraced by railway

sleepers. Mature specimen shrubs and expansive lawn areas are complemented by thoughtfully placed al fresco seating and dining areas, perfectly positioned to maximise the sunny aspects throughout the day and allowing you to fully appreciate the views across the grounds and the manège towards the rolling Shropshire hills beyond.

Currently utilised for equine purposes, the external facilities are extensive and offer a plethora of exciting options. These include stables, a tack room, a hay barn, further barns, a workshop, and a tractor shed, providing ample space for equestrian pursuits or the potential for further development to suit your specific needs and aspirations. The grounds are thoughtfully divided into paddocks and gracefully wrap around the house, benefiting from the tranquil presence of two ponds and a manège with excellent drainage, catering perfectly to equestrian enthusiasts.

The Hollies presents a truly exceptional opportunity to embrace country living at its finest, offering a unique blend of a beautiful and characterful home, extensive equestrian facilities, and the potential for a sustainable lifestyle, all set within a stunning rural location. Viewing is highly recommended to fully appreciate the charm, character, and immense potential this remarkable property has to offer. This is more than just a house; it's a lifestyle waiting to be embraced.

Vestibule | Office | Living room | Dining room | Conservatory | Kitchen | Kitchen/diner | Utility | Cloakroom | Boot room | Four bedrooms (Master with En-suite) | 3 Bathrooms | Approx. 7 acres | Stables | Menage

Shrewsbury 15 miles, Church Stretton 19 miles, Chester 54 miles, Birmingham 60 miles

Council Tax Band: E (Shropshire Council)

Tenure: Freehold

Parking options: Driveway

Garden details: Private Garden

Electricity supply: Mains

Heating: Oil

Water supply: Mains

Sewerage: Septic Tank

Location

The Hollies offers an idyllic escape just a stone's throw from the historic town of Shrewsbury. This location perfectly balances rural tranquillity with convenient access to urban amenities. The area is renowned for its picturesque landscapes, offering residents a wealth of opportunities for outdoor pursuits, from scenic walks along the Shropshire Hills to exploring the nearby Stiperstones. For families, Shrewsbury boasts a selection of highly regarded private schools, including Shrewsbury School and Shrewsbury High School, ensuring excellent educational opportunities are within easy reach.

Despite its rural setting, Bentlawnt benefits from excellent transport links. Shrewsbury's train station provides direct connections to major cities across the UK, making commuting or weekend getaways easily manageable. Furthermore, the property enjoys good access to the motorway network, facilitating travel to other parts of the country.

Services

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

Please note

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

Important Notice

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and you should take advice from your legal representatives and Surveyor.

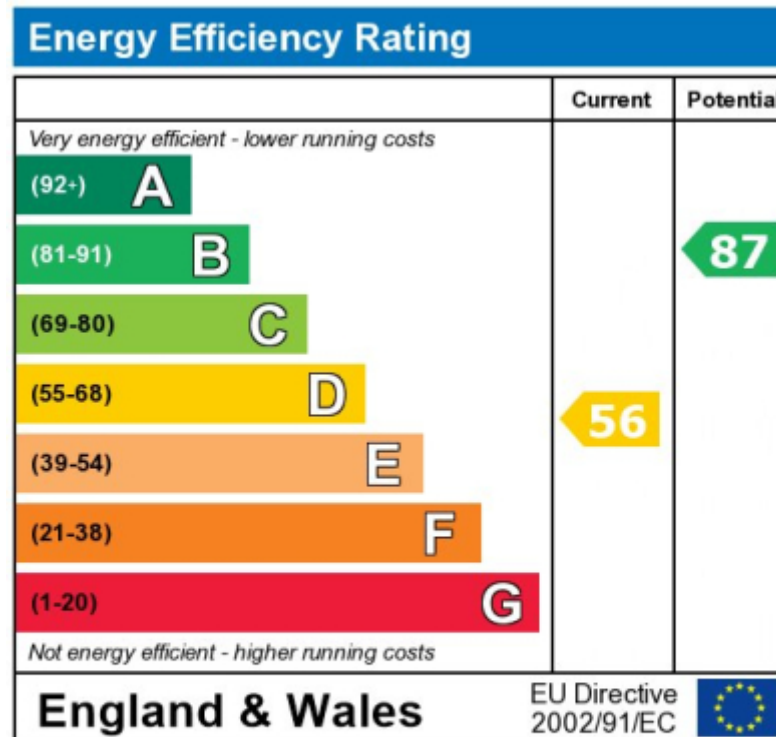
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01743 213 511



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