



SAMUEL WOOD

Sunnyside, Hollinwood, Whixall, Whitchurch, Shropshire, SY13 2NL

Asking Price £575,000



# Sunnyside, Hollinwood

Whixall, Whitchurch, Shropshire, SY13 2NL



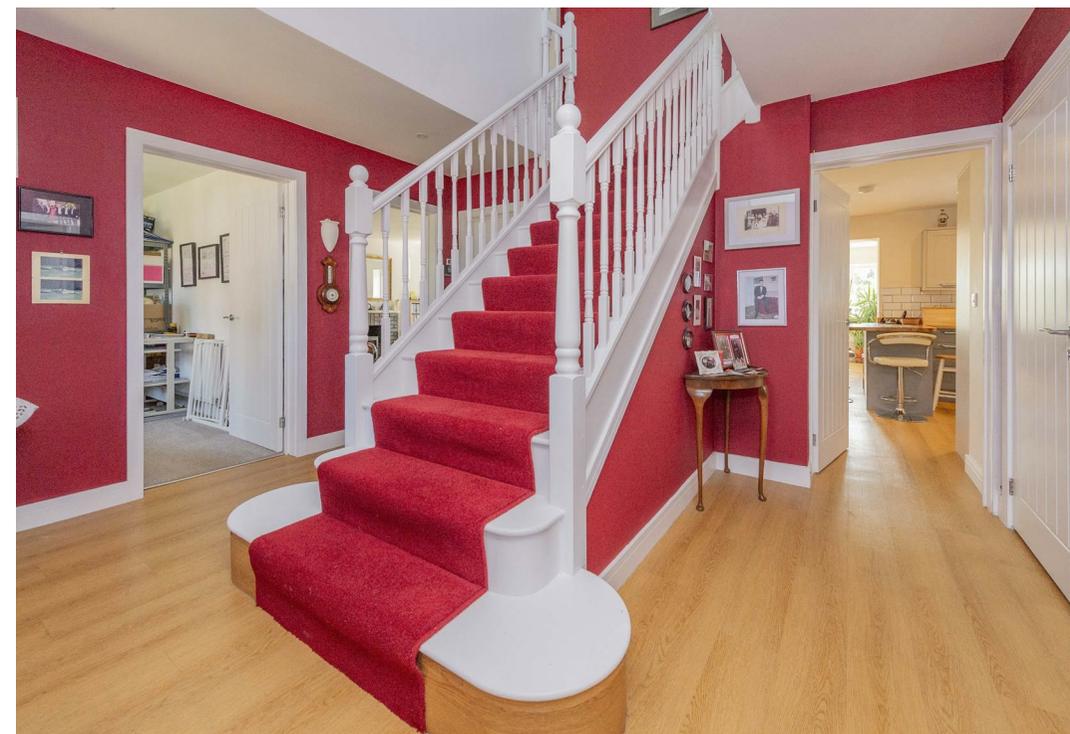
- Architect Designed Dormer Property
- Contemporary Kitchen with Open-Plan Family Room
- Flexible Layout for Family or Multi-Generational Living
- 8 years Remaining on Structural Insurance Warranty
- Private Gardens 0.2 Acre with Mature Planting
- Striking Reception Hall with Bespoke Staircase
- Two Ground Floor Bedrooms - One En-suite
- Detached Garage and Ample Parking
- First Floor Two Bedrooms & Two Bathrooms upstairs
- EPC Rating B

Sunnyside is a beautiful, Architect designed, high-spec, detached residence, with 4 large double bedrooms providing both generous accommodation and comfort. Entrance is via a striking reception hall with feature staircase leading to, two first floor bedrooms. The house currently has an excellent EPC rating of "B" This will be improved by the addition of 14 Solar Panels with 2 batteries totalling 7.2 kWh battery storage by the end of March. Located in the desirable North Shropshire hamlet of Hollinwood, famed for its big skies, open fields, and access to the Whixall and Fenn's Mosses Nature Reserve. It is also just minutes from Whitchurch (6 miles) with its shops, train station and schools, and under 40 minutes to Shrewsbury. Chester and the North West are also highly accessible, making Sunnyside ideal for rural living without compromise on connectivity.

On arrival, Sunnyside makes an immediate impression. Enter through the front door into a generous reception hall, where a bespoke feature staircase rises beneath a double-height ceiling, creating a real sense of arrival. Off the hallway lies a stunning kitchen, sleek and contemporary in its finish with integrated appliances and a large open family room adjacent - a natural hub for daily life. The beautifully proportioned living room, flooded with natural light and enjoying views through the bi-fold doors of the garden is a perfect space for entertaining or relaxing in peace. Two ground floor double bedrooms offer excellent versatility - one of which benefits from its own stylish en-suite shower room, ideal as a principal bedroom, guest suite or even multigenerational living. A separate cloakroom with modern sanitary fittings completes the ground floor. The first floor features two further double bedrooms, both set into the roofline with sky light windows, adding character and light. The larger bedroom has a generous bathroom with the second of the two benefiting from its own en-suite.

Outside, the Landscaped gardens extend to approximately 0.2 acres, with areas of lawn, and mature planting and fruit trees offering colour all year round. A detached double garage located at the front of the property is served by a large driveway with ample parking and access to the rear garden. Village walks and local nature reserves add further appeal.







## Directions

What3Words ///slippers.available.basis From the lane, turn in between properties Westminster House and Avalon.

Services: We understand that the property has mains water and mains foul drainage with storm water to soakaways. Heating is via an air source heat pump warming radiators. 14 solar panels plus batteries will be installed by the end of March 2026 and will include a 2 year labour warranty and a 10 year warranty on parts.

Broadband Speed: Basic 17 Mbps & Superfast 56 Mbps  
\*Results provided by Ofcom and correct at time of listing\*

Flood Risk: Very Low.

Tenure: We understand the tenure is Freehold.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire SY2 6ND. Tel 0345 678 9000

Council Tax Band: F

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.





## Floor Plans



**Ground Floor**  
Floor area 129.0 sq.m. (1,389 sq.ft.)



**First Floor**  
Floor area 52.8 sq.m. (568 sq.ft.)

**Total floor area: 181.8 sq.m. (1,957 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES

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