

SAMUEL WOOD

1 Holly Bank, Harmer Hill, Shrewsbury, Shropshire, SY4 3DZ

Offers In The Region Of £750,000



1 Holly Bank

Harmer Hill, Shrewsbury, Shropshire, SY4 3DZ

6 5 2 C

- Stunning and Versatile Property
- Option for Multi-Generation Living with Ground Floor Annexe
- 2 Reception Rooms
- Decked Balcony with Superb Views
- Gas Fired Central Heating
- Accommodation over 4 levels
- 6 Bedrooms & 5 Bathrooms
- Impressive Open Plan Kitchen, Living/Dining
- Double Garage & Driveway Parking
- EPC Rating C

One of this home's most compelling qualities is its exceptional adaptability, offering a rare opportunity for true multi-generational living. The ground floor provides a superb suite of accommodation that could function almost as a self-contained apartment within the main house. With generous living space, kitchen, bedroom accommodation and bathroom, it is ideal for dependent relatives, independent teenagers, long-term guests or those seeking single-storey living without compromise. Above, the property continues to impress with a wealth of beautifully proportioned accommodation, providing ample space for family life, entertaining and home working. The result is a home that evolves effortlessly with changing family needs, balancing togetherness with privacy. Whether accommodating elderly parents, creating a dedicated guest wing or simply embracing the flexibility of its thoughtful design, this is a substantial and versatile family home designed for modern living and the years ahead.

As you enter the ground floor, you are greeted by an impressive reception hall, setting the tone for the home's elegance and space. This level offers a living room with its own adjacent kitchen, ideal for relatives or guests looking for independent living. A stylish bathroom on this floor add to the versatile layout, catering to a variety of living arrangements.

The first floor opens up to an expansive, impressive open-plan sitting, dining, and living area, perfect for both relaxation and entertaining. The kitchen, fitted with high appliances, seamlessly connects with the living space and flows out onto a stunning balcony, offering beautiful views and creating an ideal spot for alfresco dining or enjoying peaceful moments, there is also a utility room.

On the second floor, the master bedroom is a true retreat. Not only does it feature a walk-in dressing room and an elegant en-suite dressing area, but it also boasts its own private balcony, perfect for unwinding with a morning coffee or soaking in the sunset. Tow further spacious bedrooms, also with an en-suite bathrooms continues the theme of luxury, offering ample space and comfort for family or guests.

The third floor is cleverly arranged to offer two additional, generously sized bedrooms and shower room, providing flexibility for larger families, a home office, or a creative studio space.

This multi-bedroom, multi-bathroom residence occupies an enviable position, offering luxurious living in a prime location. Whether you seek space for a growing family or simply desire the ultimate in modern living, 1 Holly Bank is a home that must be experienced in person to be fully appreciated.







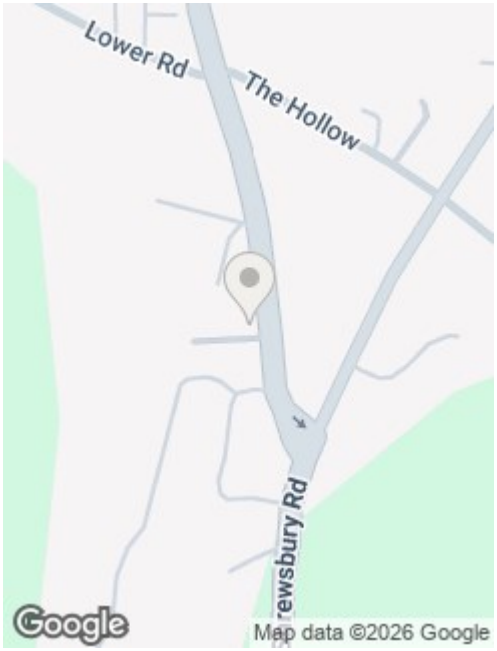












Directions

What3words: ///scooter.nuptials.treatable

Services: We understand that the property has mains gas, mains electricity, mains water and mains drainage.

Broadband Speed: Basic 6 Mbps & Superfast 80 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: G

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.

Anti-Money Laundering: To comply with these regulations, we are required to complete Anti-Money Laundering (AML) checks for all purchasers. We use Movebutler, a secure HMRC-approved platform by Credas, to make this process quick and easy on any device. A charge of £25pp will be collected by Movebutler, a link will be emailed to you when your offer has been accepted.





Floor Plans



SAMUEL WOOD

Ground Floor

Floor area 99.2 m² (1,067 sq.ft.)

First Floor

Floor area 96.9 m² (1,043 sq.ft.)

Second Floor

Floor area 94.2 m² (1,014 sq.ft.)

Third Floor

Floor area 54.7 m² (589 sq.ft.)

TOTAL: 345.0 m² (3,714 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

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