



£950,000 Guide Price

Hollybank House, Hyssington

Detached House | 6 Bedrooms | 3 Bathrooms

01743 213 511

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Step Inside

Key Features

- An Impressive 16-Year-Old Farmhouse-Style Country Residence Featuring Elegant Timber Sash Windows
- Grand Open-Plan Kitchen & Family Entertaining Area with Dining Space & Bi-Fold Doors
- Set within Approx. 1.2 Acres of Beautifully Landscaped Grounds & a Separate Paddock
- Energy-Efficient Home Featuring an Air Source Heat Pump, Underfloor Heating & EV Charging Station
- Principal Bedroom Suite Complete with a Dressing Room & Spacious En-Suite
- Four Further Double Bedrooms, Including a Second Guest En-Suite, All Served by a Well-Appointed Family Bathroom
- A Versatile Top Floor Hosting a Private Office & an Expansive L-Shaped Games/Hobbies Room

Property Description

A stunning 6-bed stone country residence within 1.2 acres of grounds including a paddock, overlooking the Shropshire Hills. This exquisite home blends timeless elegance with modern eco-efficiency, featuring an open-plan kitchen with bi-fold doors, underfloor heating, and premium landscaped gardens.

Main Particulars

Hollybank House is a truly exceptional detached country residence of remarkable quality and distinction, occupying an enviable and highly private position within approximately 1.2 acres of beautifully landscaped grounds, complete with a separate paddock. Constructed around sixteen years ago to an exacting specification, this outstanding home perfectly combines timeless architectural elegance with the rigorous demands of modern family living across three floors of impeccably presented accommodation. The property showcases an attractive stone façade, elegant timber sash windows, generous proportions, and an exceptional standard of finish throughout. Designed with both supreme comfort and future-ready efficiency in mind, the home benefits from an electric vehicle charging point and underfloor heating throughout the entirety of the ground and first floors, all powered efficiently by an air source heat pump.

The current owners have further enhanced the property with the installation of a stunning contemporary kitchen, beautifully appointed with a comprehensive range of premium integrated appliances including a fridge, freezer, dishwasher, double oven, microwave, induction hob, and extractor. Forming the absolute heart of the home, the kitchen opens seamlessly into a superb family dining and entertaining area, where impressive bi-fold doors provide a flawless connection to the landscaped gardens, perfectly blending indoor and outdoor living. The rest of the ground floor offers an excellent balance of formal and informal living space, comprising an elegant lounge for relaxation, a separate dining room for formal hosting, and a generous study ideal for home working, alongside the impressive open-plan kitchen, dining, and family space, creating exceptional versatility for day-to-day family life and large-scale entertaining.

Ascending to the first floor, you will find five beautifully proportioned double bedrooms. The luxurious principal suite enjoys a spacious en-suite bathroom with a his and hers wash basin and a walk-in shower with a rainfall head, alongside a dedicated dressing room. The second guest bedroom also offers its own private en-suite facility, while the remaining three double bedrooms on this level are served by a well-appointed family bathroom comprising a panelled bath, separate shower, wc, and hand wash basin. Taking the second staircase to the second floor, the accommodation continues with a highly functional office featuring generous built-in storage and desk space. Directly across the second-floor galleried landing sits an impressive, expansive L-shaped games room which can easily utilised as a grand sixth bedroom.

Approached via its impressive setting, Hollybank House enjoys a wonderful sense of privacy, surrounded by beautifully landscaped gardens that provide a tranquil backdrop for outdoor entertaining and offer many different vantage points to sit and enjoy the breath-taking Shropshire Hills Area of Outstanding Natural Beauty. Outside, the property features a detached double garage with an electric roller shutter door and an internal electric vehicle charging point, with a functional workshop attached to the garage and a log store situated adjacent. The external space includes a stone terrace in the front garden and another stone terrace to the rear, which is accessible directly from both the kitchen bi-fold doors and a separate external door. The exceptional grounds boast a Mediterranean gravel garden featuring a circular area to the centre separated by elegant granite sett borders, a raised decked area, a vibrant wild flower section, and a raised nature pond featuring a stream that flows down through three pools before falling into the main bottom pool. Finally, a formal lawn section is adorned with cherry trees that create a beautiful, shaded walkway leading down to a rear gate, providing convenient access to the lane that leads directly into the centre of the hamlet.

Council Tax Band: H (Shropshire Council)

Tenure: Freehold

Parking options: Driveway, EV Charging, Garage

Garden details: Private Garden

Location

Hollybank House occupies a truly idyllic position within the picturesque hamlet of Hyssington, a welcoming and tightly knit rural community. At the very heart of the hamlet sits the vibrant Hyssington Village Hall, a bustling social hub that fosters a wonderful community feel through an active calendar of events, including regular coffee and cake mornings, community meal events, and lively table tennis gatherings. While enjoying a tranquil, semi-rural lifestyle, the property remains incredibly well-connected; the comprehensive amenities of nearby Churchstoke are just minutes away, while the charming historic market towns of Bishop's Castle and Montgomery are both within easy driving distance, offering an excellent array of independent shops, eateries, and essential local services.

Services

Air source heat pump and underfloor heating. Mains electricity, water. Private drainage. Fibre broadband.

Important Notice

These property particulars are produced in good faith by Grantham's Estates as a general guide only and do not constitute any part of an offer or contract. While we endeavour to make our sales details accurate and reliable, intending purchasers must satisfy themselves by inspection, survey, or otherwise as to the correctness of each statement contained herein. Measurements, distances, and areas given are approximate only.

Personal Interest Declaration

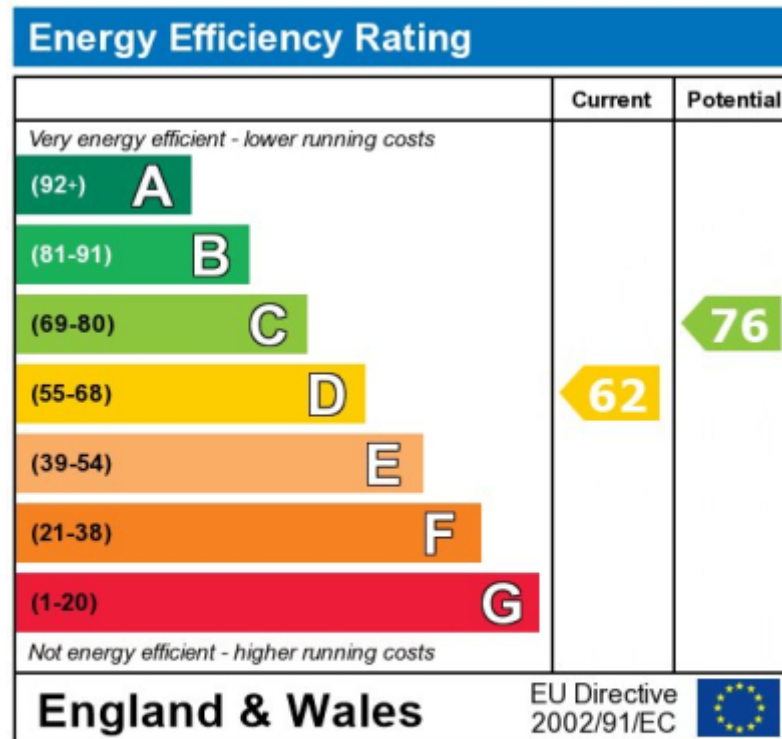
In accordance with Section 21 of the Estate Agents Act 1979, the vendor of Hollybank House declares a personal interest in this property. The vendor is the legal owner of the property and is also a director of Grantham's Estates, the marketing agent handling the sale.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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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

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