



New Barn Castle Street, Holt, Wrexham, LL13 9YL

Offers In Excess Of £425,000

A beautifully presented 3 double bedroom detached barn conversion with a spacious total area of approx 173sqm, gated driveway, attractive features and private courtyard style rear garden located within the heart of the desirable village of Holt with its convenient range of amenities, picturesque walks and excellent road links. The spacious accommodation offers a versatile layout to suite the requirements of the owner and briefly comprises a canopy porch, welcoming hall with turned staircase, impressive and well appointed fitted kitchen dining sociable entertaining space with an extensive range of base and wall cupboards incorporating integrated appliances and a gas fuelled Aga range cooker, home office/hobby room, utility, ground floor shower room with connecting door to a good sized double bedroom. The 1st floor landing provides a study area, spacious lounge with electric fire and Velux roof light window, bedroom 3 featuring a tall angled window and the principal bedroom with almost full length fitted wardrobes/store cupboard and an ensuite bathroom. To the outside, double farmhouse style gates open to the private drive providing parking for 3-4 cars and leads to the entrance porch. The rear garden offers a courtyard style setting ideal for BBQ's, enjoying a good degree of privacy with low maintenance, flower beds and 2 garden sheds. Energy Rating - C (74)

LOCATION

New Barn is located in the sought after and historic village of Holt which borders the picturesque River Dee and Cheshire village of Farndon. The village offers a good range of local amenities to include a convenience store, post office, cafés, public house and restaurants as well as a highly regarded primary school. Lovely scenic walks along the River Dee and good road networks to Wrexham Industrial Estate, Chester Business Park and Shropshire allow for daily commuting to the commercial centres of the region.

DIRECTIONS

From Wrexham proceed along the A534 in the direction of Holt and Farndon passing Hotel Wrexham on your right. Take the left turn signposted Holt, passing Bellis's Farm Shop and Garden Centre, follow the road to the left and New Barn will be observed on the right.

ON THE GROUND FLOOR

Canopy porch with timber entrance door opening to:

WELCOMING HALLWAY

Featuring a turned staircase rising to first floor landing with useful storage cupboard below, wood effect flooring, radiator and coving to ceiling.

KITCHEN/DINING ROOM 21'11" x 14'5" (6.7m x 4.4m)

An impressive sociable entertaining space with the kitchen area appointed with an extensive range of shaker style base and wall cupboards complimented by work surface areas incorporating a Franke 1 1/2 bowl stainless steel single drainer sink unit with mixer tap, Miele oven/grill with warming drawer below, Neff integrated microwave/combo oven, Neff four ring hob with Neff stainless steel extractor hood above, Neff integrated deep fat fryer with extractor fan above, integrated dishwasher, integrated fridge, integrated weighing scales, wine racks, Aga gas fuelled Range cooker incorporating four ovens, two hot plates and warming plate, part tiled walls, inset ceiling spotlights, plinth heater, two double glazed windows, wood effect flooring and cottage style door which leads to:

HOME OFFICE/HOBBY ROOM 12'9" x 7'10" (3.9m x 2.4m)

A versatile room with double barn type doors, part glazed external door, radiator and internal door to:

UTILITY 9'2" x 5'6" (2.8m x 1.7m)

Appointed with a timber trim range of base and wall cupboards with wood effect work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, plumbing for washing machine, space for fridge freezer, space for tumble dryer, part tiled walls, extractor fan and six panel door opening to an airing cupboard housing the Worcester gas central heating boiler installed in 2022, hot water cylinder and slatted shelving.

BEDROOM TWO 17'4" x 14'1" (5.3m x 4.3m)

Three double glazed windows, 2 radiators, two door built-in wardrobe, bedside drawers, wall light points, wood effect flooring and four panel door opening to:

EN-SUITE

Appointed with shower enclosure with mains thermostatic shower, wash basin with mixer tap set within vanity unit, low flush w.c, chrome heated towel rail, fully tiled walls, illuminated wall mirror, tiled flooring, inset ceiling spotlights and four panel door also giving access to the hallway.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell, Velux roof light window, study area, inset spotlights and four panel doors.

LOUNGE 22'2" x 14'6" (6.76m x 4.42m)

A spacious reception room with two double glazed windows to front and a Velux roof light window, recessed electric fire, two radiators, wall light points, inset ceiling spotlights, ceiling hatch to roof space and part glazed double doors opening to:

BEDROOM THREE 12'9" x 14'1" (3.9m x 4.3m)

Featuring a vaulted ceiling together with angled large picture window, two Velux roof light windows, two double glazed windows and electric slimline panel heater.

BEDROOM ONE 18'4" x 12'1" (5.6m x 3.7m)

A good sized principal bedroom fitted with a range of wardrobes to one wall, dressing table with drawer units and pull-out laundry basket, wall light points, two radiators, two double glazed windows and four panel door opening to:

EN-SUITE BATHROOM 6'6" x 4'11" (2m x 1.5m)

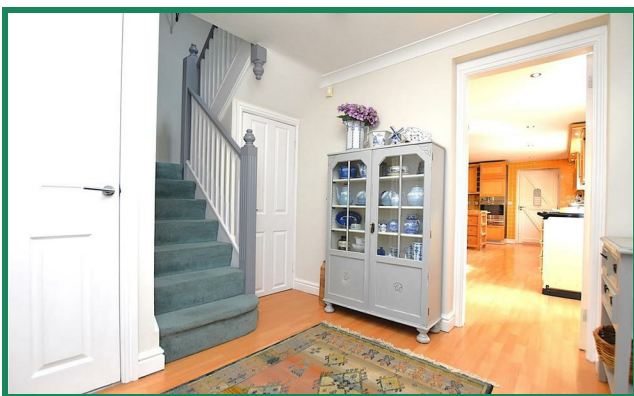
Appointed with a white suite incorporating P shaped bath with mains thermostatic shower and splash screen, w.c and wash basin set within vanity unit, illuminated wall mounted mirror with cupboards either side, inset spotlights, extractor fan, fully tiled walls, chrome heated towel rail and ceiling hatch to roof space.

OUTSIDE

Double timber gates open to a tarmac driveway which provides parking for 3-4 cars bordered by a low level brick wall and access to the entrance porch, cold water tap and 240v 3-pin electric socket. Enclosed storage area and gated access leads to the pleasant courtyard style garden providing a pleasant and sunny aspect with a stone paved patio which is ideal for barbecues, raised flowerbeds, cold water tap and two timber sheds.

PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).

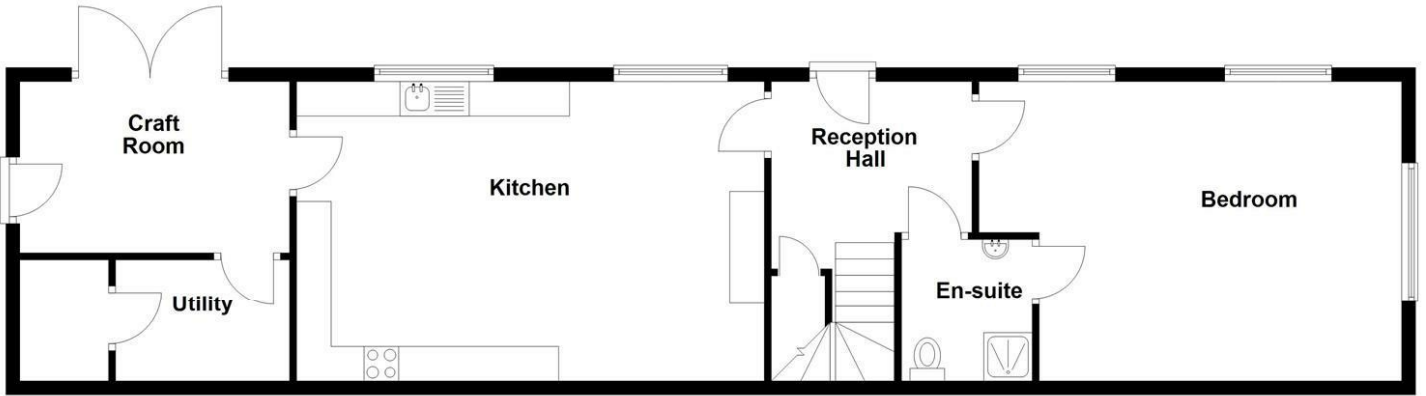




Floor Plan

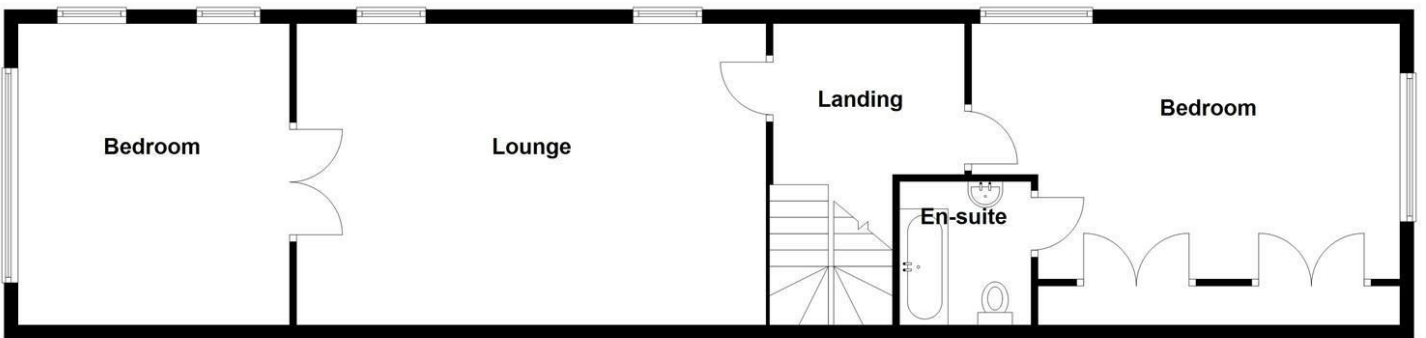
Ground Floor

Approx. 84.6 sq. metres (910.5 sq. feet)

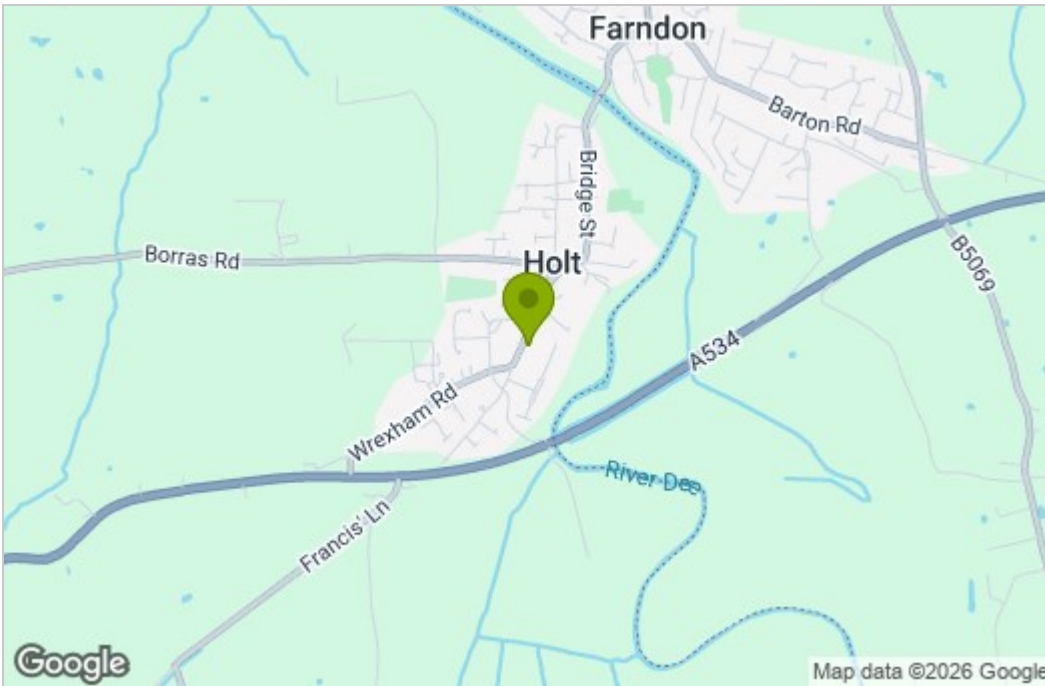


First Floor

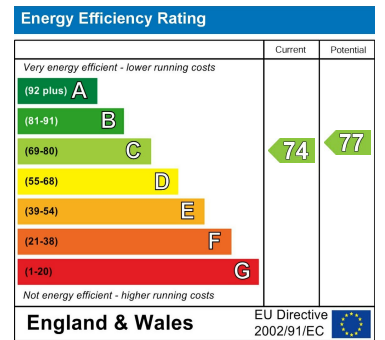
Approx. 89.3 sq. metres (961.6 sq. feet)



Area Map



Energy Efficiency Graph



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