



## Anchorage

Lixwm, Holywell, CH8 8NQ

Offers Over £450,000



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## Accommodation Comprises

Steps leading up to:

### Entrance Porch

UPVC entrance door opening into the bright entrance porch featuring UPVC double glazed frosted windows to the front elevation as well as UPVC double glazed windows to the side elevations, tiled flooring, and a wooden internal door opening into the main hallway.

### Hallway

A spacious and welcoming hallway, newly carpeted and fitted with a radiator and power points, sets the tone for the home. This well-proportioned space provides access to the lounge, sitting room, and the open-plan kitchen/dining area, which flows seamlessly into the sitting room. Stairs rise to the first floor accommodation, and there is also a useful understairs storage cupboard, complemented by a frosted window, offering both practicality and natural light.

### Lounge

A beautifully presented and generously proportioned lounge, centred around a charming log burner that creates a warm and inviting focal point. A UPVC double-glazed bow window with decorative upper panes fills the room with natural light and provides attractive views over the front garden and surrounding countryside. Finished with newly fitted carpeting, a radiator, and power points, the space comfortably accommodates a full range of lounge furnishings, making it ideal for both relaxing and entertaining.

### Open-Plan Kitchen/ Diner & Sitting Room

A spacious and sociable heart of the home, this impressive open-plan layout seamlessly combines the kitchen, dining, and sitting area, ideal for modern family living and entertaining.

### Kitchen / Diner Area

The kitchen/diner has been stylishly and newly fitted with a comprehensive range of contemporary units, including a built-in wine rack, complemented by worktop surfaces over with matching upstands. These extend into a practical breakfast bar, providing additional storage and a casual dining space. A stainless steel sink with drainer and mixer spray tap over, alongside a 'SMEG' range-style cooker with a stainless steel chimney extractor hood over, and an integrated fridge/freezer.

Further features include inset spot lighting, a modern vertical panelled radiator, and power points throughout. UPVC double glazed windows to the side elevation and a UPVC door provide natural light and direct access to the exterior.

A doorway leads to space for a ground floor bathroom, where plumbing has been installed and a bathroom suite is included but not yet fitted, offering excellent potential for completion (subject to necessary checks).

An open archway flows through to the sitting area, enhancing the sense of space and continuity within this superb open-plan living environment.

### Sitting Room

This inviting and well-proportioned space perfectly complements the open-plan layout, creating an ideal area for both relaxing and entertaining. It features a charming multi-fuel burner, adding warmth and character, while a further UPVC double glazed bow window with decorative upper panes enjoys attractive views over the front garden and surrounding countryside. Finished with newly fitted carpeting, a radiator, and power points, the room offers plenty of space for comfortable seating and furnishings.

### Space for Bathroom

This versatile space offers excellent potential to be transformed into a downstairs bathroom with plumbing already installed, and a bathroom suite included but not yet fitted. This provides a fantastic opportunity for the new owner to finish and tailor the space to their own requirements, whether as a full bathroom, shower room, or practical utility area (subject to necessary checks). UPVC double glazed frosted windows to the side elevation allow for natural light while maintaining privacy.

### First Floor Accommodation

Turned staircase leading to:

### Landing

As you come up the stairs, you are greeted by a full decorative window. Further along, there is a UPVC double-glazed window incorporating decorative upper panes, which beautifully frames stunning, far-reaching countryside views and fills the space with natural light. On the opposite side of the landing, there is an additional UPVC double-glazed window to the side elevation. Finished with newly fitted carpet, radiators, and power points, the landing also benefits from access to a partially boarded and insulated loft. Doors provide access to all first-floor rooms, creating a practical and well-connected layout.

### Bedroom One

A spacious and beautifully presented double bedroom, enjoying a light and airy feel with newly fitted carpeting, radiator, and power points. A UPVC double glazed window to the front elevation, complete with decorative upper panes, frames stunning far-reaching countryside views, creating a peaceful and picturesque outlook. The room offers excellent proportions with ample space for bedroom furniture, making it a comfortable and restful main bedroom.

### Bedroom Two

Another generous double bedroom, also positioned to the front of the property, benefitting from the same impressive countryside views through a UPVC double glazed window with decorative upper panes. The room is well finished with newly fitted carpet, radiator, and power points, and provides ample space for bedroom furniture. Its size and outlook make it an ideal guest room, second double, or family bedroom.

### Bedroom Three

A well-proportioned third double bedroom, offering excellent versatility as a bedroom, home office, or dressing room if desired. The room features a UPVC double glazed window to the side elevation, allowing in plenty of natural light, along with a radiator, newly fitted carpet, and power points. There is sufficient space to comfortably accommodate bedroom furniture, making it a practical and flexible additional room within the home.

### Shower Room

A stylish and contemporary shower room fitted with a modern three-piece suite, comprising a sleek walk-in shower enclosed by a black-framed screen, with mains-fed wall-mounted shower and handheld attachment. The room also benefits from a contemporary vanity unit with integrated storage cupboard beneath and a wash basin set above, complemented by modern wall-mounted taps. Finished with wood-effect laminate flooring and partially PVC panelled walls, the space feels both practical and stylish. Additional features include an extractor fan, inset spot lighting, a vertical modern panelled radiator, and a UPVC double glazed frosted window to the side elevation, providing natural light while maintaining privacy.

### External

The property is approached via wrought iron gates opening onto a generous driveway, providing ample off-road parking for multiple vehicles. The front garden is predominantly laid to lawn and is beautifully framed by mature hedging and established trees, creating a wonderful sense of privacy while enjoying a pleasant, natural and leafy outlook.

A standout feature of this home is the substantial side plot, approximately 0.14 acres. This area also benefits from a separate access point via a double-width farm gate, adding further practicality and flexibility. The land offers excellent potential for future development, extension, or landscaping, subject to the necessary planning permissions, making it an exciting prospect for buyers seeking additional scope.

The side plot remains fully connected to the main garden and flows seamlessly around to the rear of the property, creating an impressive wraparound outdoor space. This expansive area incorporates useful external storage zones, the oil tank, and areas for outdoor entertaining, gardening, storage, or future enhancement.

Overall, this extensive plot provides outstanding flexibility and represents a rare opportunity to shape and maximise the outdoor space to suit individual needs and aspirations.

### Outbuilding

A highly useful outbuilding, benefitting from power and lighting, with partial tiling already in place. The structure is currently unfinished and will remain so, providing the incoming purchaser with excellent

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scope to complete and adapt the space entirely to their own requirements. Offering superb versatility, it could be utilised as a utility area, workshop, home office, or additional storage, depending on individual needs.

### Additional Storage Area

To the rear of the property are multiple further storage areas, providing practical and convenient space ideal for housing garden equipment, tools, and outdoor essentials, helping to keep the main home and gardens clear and well organised.

### COUNCIL TAX - F

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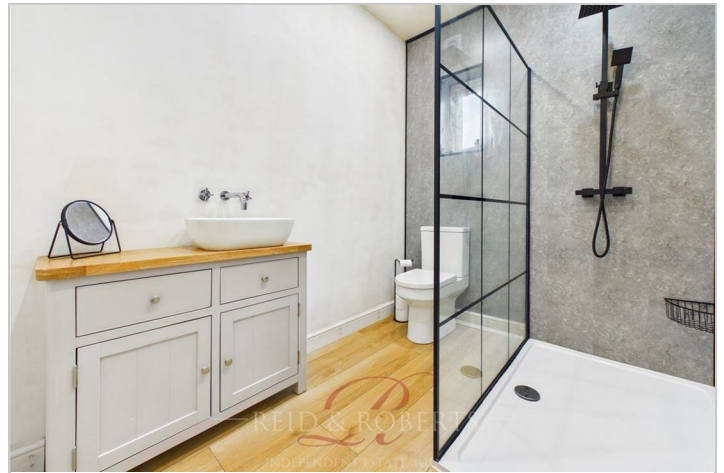
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## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

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## Energy Efficiency Graph



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