



Ashiana

Holt | Wrexham | LL13 9YB

£675,000

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# Ashiana

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A unique opportunity to purchase a beautifully presented detached former Shippon. This tasteful and well designed barn conversion boasts a wealth of lovely character features, is situated in a delightful countryside location and offers spacious living accommodation. The generous internal accommodation comprises a fantastic entrance hall with a full height vaulted ceiling, substantial lounge, sitting room, a brilliant open plan country style kitchen/dining room which is the heart of the home and perfect for entertaining, study and utility to the ground floor. To the first floor the property provides an impressive principle bedroom suite with en suite shower room and dressing area, three further double bedrooms and a family bathroom. Externally the property offers ample off road parking on a gravelled drive leading to a double garage, cottage style front garden with lovely rural views, further lawned areas to the side of the drive and a large rear courtyard with pergola and patio area. "VIEWING HIGHLY RECOMMENDED!"

- A FOUR BEDROOM DETACHED FORMER SHIPPON
- BEAUTIFUL COUNTRY STYLE KITCHEN/DINER
- TWO RECEPTION ROOMS & STUDY
- IMPRESSIVE RECEPTION HALL
- DOWNSTAIRS WETROOM
- SPACIOUS PRINCIPLE BEDROOM SUITE WITH EN SUITE & DRESSING AREA
- COUNTRYSIDE LOCATION WITH AMENITIES CLOSE BY
- AMPLE OFF ROAD PARKING
- DOUBLE GARAGE
- WRAP AROUND GARDENS



### Location

Situated near the sought after village of Holt on a country lane with countryside views. The historic village of Holt provides a wealth of amenities including a convenience store, café, garden centre, hairdresser, public houses and Indian takeaway. The location also provides convenient road access to both Chester & Wrexham which both provide a good range of shopping, business, health, social and education facilities. The motorway network with links to the North West and Midlands is also within commuting distance. There is also a direct train service to London Euston from Chester. Furthermore, the property is well located for a range of sporting pursuits with a national cycle route on the door step, walking in the nearby Welsh hills and golf at Carden Park Hotel.

### Entrance Hall

13'6" x 11'5" (4.11m x 3.48m)

An impressive and welcoming reception area with a vaulted full height ceiling, composite front door, quarry tile flooring, exposed brickwork and beams. Stairs to the first floor landing and doors to the wet room, dining area and inner hallway.

### Downstairs Wet Room

7'3" x 7'6" (2.22 x 2.29)

Walk in shower with glazed shower screen, w.c, hand wash basin, quarry tile flooring, window to front, extractor, heated towel rail.

### Inner Hallway/Gallery

44'0" x 6'10" (13.41m x 2.08m)

Quarry tile flooring, reclaimed beams, generous double storage cupboard, four windows to rear, French style doors to the courtyard.

### Lounge

31'1" x 13'2" (9.47m x 4.01m)

With a cast-iron multi fuel burner set in a brick fireplace with timber mantle over, exposed beams, windows to front and side and French style doors opening onto the garden.

### Study

19'10" x 9'2" (6.05m x 2.79m)

Suitable for a variety of uses including as a play room or gym but currently used as a home office and bar. Windows to rear and side, exposed brickwork French style door to courtyard.

### Sitting Room

14'7" x 13'2" (4.45m x 4.01m)

A cosy snug style sitting room with window to front and exposed beams.

### Kitchen/Dining Room

31'0" x 12'9" (9.45m x 3.89m)

Country style fitted kitchen with a range of wall and base units, with complimentary solid oak work surfaces, oven, grill, plumbing for dishwasher, fantastic 8'x3' walk in larder. A central island provides a built in induction hob and breakfast bar with seating for four. Spotlights to ceiling, quarry tiled flooring in the kitchen area with timber effect flooring to the dining space, two windows to side, one window to front, exposed beams.

### Utility

13'9" x 6'5" (4.19m x 1.96m)

With a range of wall and base units with complimentary worktops, stainless sink, space and plumbing for washing machine and dryer, oil fired central heating Worcester condensing boiler, tiled flooring, window to side and external stable style door to courtyard.





### **Galleried Landing**

Feature exposed brickwork, three Velux windows to ceiling, doors to four bedrooms and the family bathroom.

### **Principle Bedroom Suite**

21'4" × 15'6" (6.50m × 4.72m)

A spacious, light and airy main bedroom with a window to side with views towards Holt, carpeted flooring, door to en suite and access to dressing area.

Dressing Area - A range of built in wardrobes and dressing table, window to front.

### **En Suite**

8'2" × 6'10" (2.50 × 2.10)

Low level w.c, hand wash basin, shower cubicle with tiled surround, window to front.

### **Bedroom Two**

14'4" × 13'5" (4.37m × 4.09m)

Double bedroom with double wardrobe and window to front with a pleasant outlook.

### **Bedroom Three**

14'2" × 13'9" (4.32m × 4.19m)

A further double bedroom with a window to front.

### **Bedroom Four**

17'0" × 12'9" (5.18m × 3.89m)

Double bedroom with built in wardrobes, airing cupboard and two windows overlooking the rear courtyard.

### **Family Bathroom**

9'3" × 8'0" (2.83 × 2.45)

Fitted bathroom suite comprising, a low level w.c, hand wash basin and tiled bath with shower over and shower screen. Heated towel rail, extractor fan, exposed floor boards, tiled walls.

### **Double Garage**

A detached double garage with twin up and over doors, power, lighting and boarded storage space.

### **Outside**

Accessed via double vehicle gates opening to a gravel drive with space for approximately six vehicles leading to a detached double garage. To the front of the property is a cottage style garden with perennial planted borders. To the other side of the driveway there are two lawned areas with mature trees and shrubs. To the rear of the property is hard landscaped courtyard with a spectacular mature wisteria pagola, patio area, outdoor power socket, outside tap. A further paved area provides a clothes drying area, oil tank and garden store. Electric car charging point.

### **Additional Information**

New boiler and water tank fitted in 2024...If a potential buyer requires a further bedroom the current owners advise it would be possible to convert the dressing area of the principle bedroom suite into a single bedroom (subject to the necessary planning consents and building regulations)..FREEHOLD...Septic tank...Council tax band H... Fibre Broadband Connection...Ample storage throughout the property... the property offers a good degree of privacy with only one direct neighbour..

### **Important Information**



\*Material Information interactive report link below and available in video tour and brochure sections. \*

[https://sprift.com/dashboard/property-report/?access\\_report\\_id=3651642](https://sprift.com/dashboard/property-report/?access_report_id=3651642)

#### MONEY LAUNDERING REGULATIONS 2003

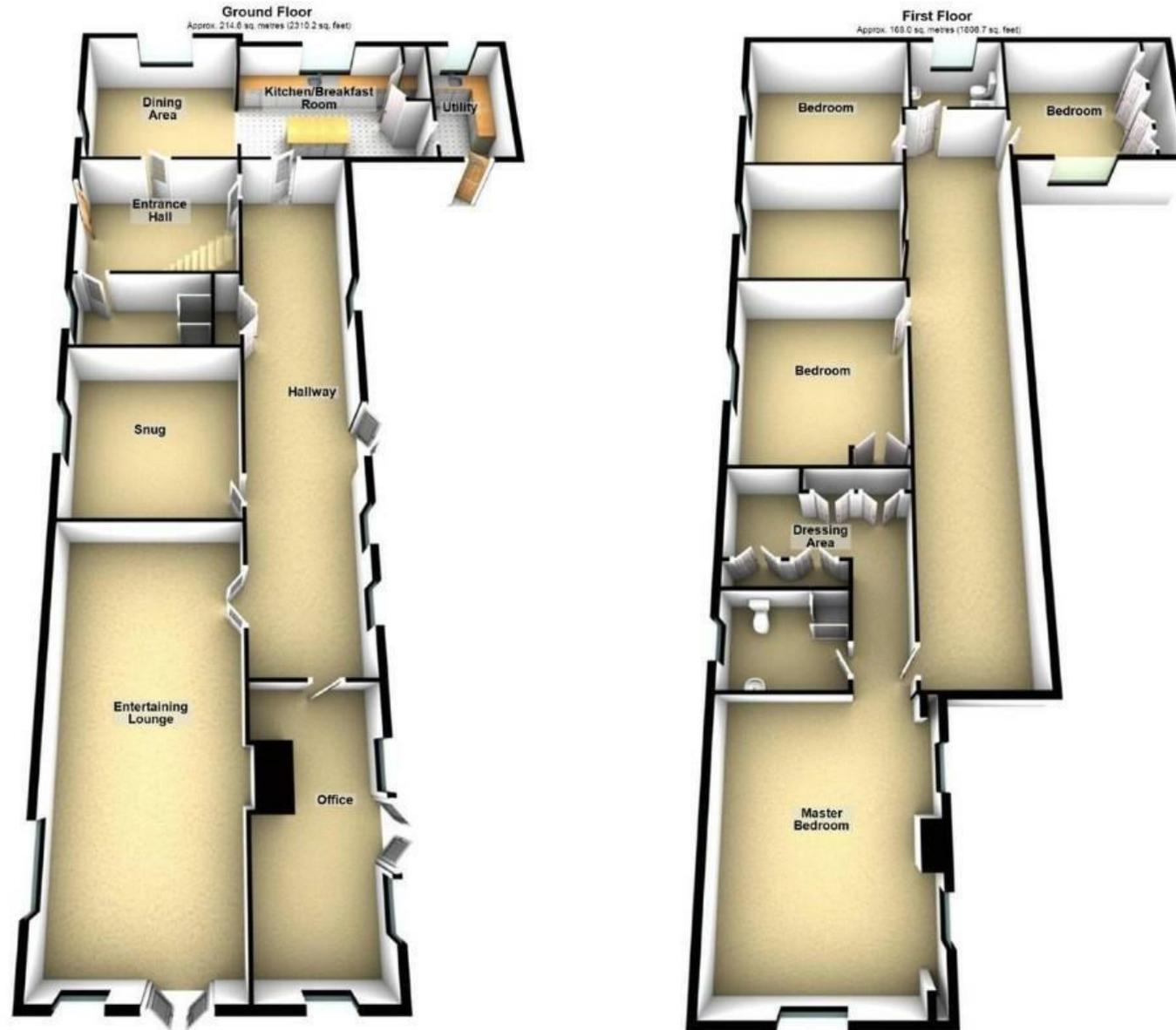
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents





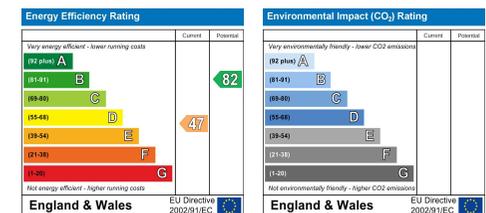


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