



Station Road, Holywell Green, HX4 9BQ  
£185,000

**E&H** Edkins Holmes  
ESTATE AGENTS



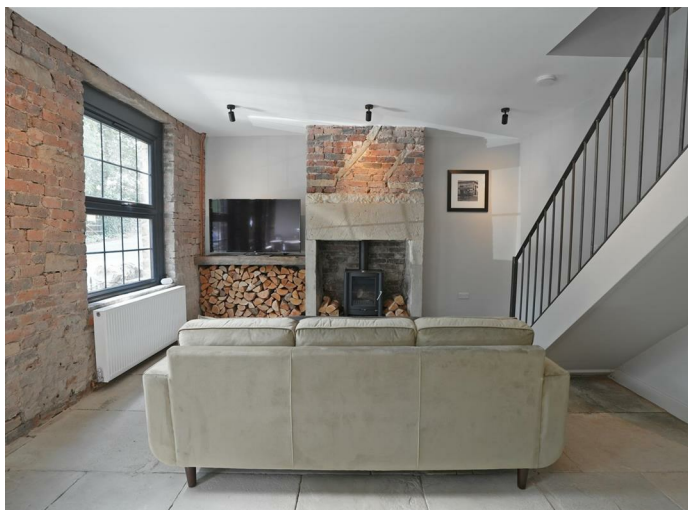
## Beautifully Renovated Two-Bedroom Cottage – Character Meets Contemporary Comfort

This stunningly renovated two-bedroom cottage offers the perfect blend of period charm and modern style. Finished to an exceptional standard, it retains wonderful original features including a Yorkshire stone floor, exposed brick walls, and striking exposed beams.

The heart of the home is the stylish open-plan living kitchen – a light-filled space ideal for everyday living and entertaining. Modern fitted units and quality appliances complement the property's heritage features, creating a warm yet contemporary feel.

Two well-proportioned bedrooms provide inviting retreats, while the sleek contemporary shower room adds a touch of luxury. Every detail of the renovation has been carefully considered, resulting in a home that's both timeless and ready to enjoy.

Set in a desirable location, this charming cottage is perfect as a permanent residence, weekend escape, or investment – a rare find combining history, comfort, and convenience.



**Living Kitchen 15'1" x 19'1" (4.616 x 5.829)**  
Fitted kitchen with wall and base units. Breakfast bar.  
Ceramic Butler sink. Corian work surfaces. Electric oven.  
Induction hob. Integrated dishwasher. Integrated fridge /  
freezer. Log burner set in Inglenook fireplace. Radiator.  
Access to cellar. Yorkshire Stone floor. Exposed brick  
wall. Two UPVC double glazed windows to front  
elevation. Composite door to front elevation.

**Cellar 8'10" x 7'8" (2.703 x 2.339)**  
Plumbing for washing machine.

**Landing**  
Stairs leading from living kitchen. Exposed beams.  
Exposed brick wall.

**Bedroom One 8'3" x 9'0" (2.539 x 2.755)**  
Exposed beams. Exposed brick walls. Mezzanine storage  
area housing boiler (installed 2025). Radiator. UPVC  
double glazed window to front elevation.

**Bedroom Two 8'3" x 9'0" (2.539 x 2.755)**  
Exposed beams. Exposed brick wall. Radiator. UPVC  
double glazed window to front elevation.

**Shower Room**  
Wash hand basin. Low flush W.C. Shower cubicle.  
Partially tiled. Towel radiator. UPVC double glazed  
window to rear elevation.

**Front Garden**  
Patio and shingle garden with wrought iron fencing.

**Further Information:**  
New roof installed 2025.  
New UPVC double glazing installed 2025.

**Council Tax Band**  
A

**Location**  
To find the property, you can download a free app called  
What3Words which every 3 metre square of the world has  
been given a unique combination of three words.

The three words designated to this property is:  
slate.humid.rock

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