

HUMPHREYS

ESTATE & LETTING AGENTS



SMITHFIELD GREEN, HOLT,  
WREXHAM, LL13 9AJ

£645,000

4 BEDS | 2 BATHS | 3 LIVING

SALES

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There is so much to admire about this charming and spacious detached residence in the popular village of Holt, with it enjoying an enviable village setting looking out over a leafy communal green. This Four Bedroomed Welsh Longhouse originally dates back to the early 19th Century yet has benefitted from modifications and extensions over the years to create a wonderful family-sized residence full of character. Viewing is highly encouraged!

The village of Holt is an extremely popular location and is well served by a range of local amenities yet enjoys excellent connections further into North Wales itself or back over the border back into England with its neighbouring village of Farndon also offering a good selection of local outlets.

The property strikes a most impressive curb side aesthetic, enjoying a setback position overlooking the green to front. Westleigh can be approached on foot through the pedestrian gate into the low walled front garden which is laid to lawn and features beautifully tended borders. There is also vehicular access which leads to double gates with entry onto the expansive private driveway which this leading alongside the home and the LARGE DETACHED GARAGE/WORKSHOP. This outbuilding offers much potential for a variety of uses and benefits from power, lighting and there is door access to the rear and side. From the front garden there is access to both sides leadings to the rear which is again well maintained and



crafted space. From the home itself is a patio seating area and to far right of the garden, passing through trellis fencing is a further space to sit and relax outside within a semi-enclosed seating area. There is lawn to the rear with raised stone edged border and to the side of the home is further area ideal for planting. Attached to the home is also a most useful log store.

Entry into the home is through the front Porch into the Dining Hall, the atrium of the downstairs offering and it is an excellent precursor for the sense of character and quality appointment which is found within the home. Off here are the two further reception rooms, both through rooms with aspects to front and rear, and the Lounge contains the open fireplace with wooden mantle surround and period decorative tile inserts. The Sitting Room is another good-sized room, with bay window frontage, and there is also a further period fireplace and surround. The Kitchen features a range of fitted units with wood effect work surfacing with inset 1+1/2 porcelain sink and drainer. There is a range of integrated appliances, and a most attractive feature of the room is the leaded-light display cabinets. There is tiled flooring throughout and plentiful floor space for a breakfast table by the French doors which lead out onto the patio area. Through these doors is also access to the adjoined Utility Room which is most generous in size for a Utility and within here is a further range of fitted units and work surfacing with sink unit and there is plumbing/space under counter for washing machine and further appliances. Positioned next to the Utility Room and completing the ground floor offering in a WC and it is here where the gas central heating boiler is located.

The first-floor landing features a spindled balustrade and access to all four bedrooms is enjoyed from here, all of which are double rooms. The Main Bedroom enjoys the benefit of En-Suite Shower Facilities which features modern appointment with a three itemed white suite. The remaining three bedrooms are well served by a Bathroom which features a raised platform that houses the roll top bath and claw style bath with central telephone shower/tap unit. There is also a separate shower cubicle within this room as well as sink and low-level WC.

A property bursting with space and character, things which can only be appreciated by viewing!

#### **LOCATION**

Holt lies almost equidistant from Chester and Wrexham and there is an excellent range of quality independent day-to-day amenities within the village as well as good local shopping, public houses and restaurants. Nearby there is a beautiful old church and pleasant walks can be enjoyed along the banks of the River Dee with the equally characterful Cheshire village of Farndon being on the other side of the historic Grade I listed Medieval bridge.

#### **DIRECTIONS**

Proceed out of Chester along Boughton turning right and then right again along the gyratory system turning back on oneself



and then turning immediately left onto Sandy Lane, which becomes the B5130. Proceed along this road for approximately six miles, passing through the villages of Aldford and Churton. Upon reaching the village of Farndon at the T-junction turn right and proceed over the old Dee bridge into Holt. Bear right towards the village centre and keep right onto The Cross/B5102. Proceed for a short distance and take the second turning on the left into Chapel Street, then turn right onto Smithfield Drive, and the property will soon be found on the left overlooking the green, clearly marked by our Humphreys For Sale board.

## ACCOMMODATION

with approximate room sizes, briefly comprises:-

### PORCH

5' 1" x 2' 11" (1.55m x 0.89m)

### DINING HALL

16' x 12' 10" (4.88m x 3.91m)

### LOUNGE

16' x 13' 7" (4.88m x 4.14m)

### SITTING ROOM

15' 11" excluding bay x 12' 10" (4.85m excluding bay x 3.91m)

### KITCHEN

14' 6" x 13' min (4.42m x 3.96m min)

### UTILITY ROOM

13' 2" x 7' 8" (4.01m x 2.34m)

### WC

4' 1" x 2' 4" (1.24m x 0.71m)

### LANDING

### BEDROOM ONE

12' 10" x 9' 10" min (3.91m x 3m min)

### EN-SUITE

7' 9" x 5' 8" (2.36m x 1.73m)

### BEDROOM TWO

14' 6" x 12' 11" (4.42m x 3.94m)

### BEDROOM THREE

12' 2" x 11' 1" (3.71m x 3.38m)

### BEDROOM FOUR

13' 8" x 9' 2" (4.17m x 2.79m)

### BATHROOM

6' 10" x 6' 5" (2.08m x 1.96m)

### WORKSHOP

46' 3" x 13' 9" max (14.1m x 4.19m max)

### LOG STORE

16' x 6' 2" (4.88m x 1.88m)

### TENURE

The property is understood to be freehold, the purchaser should verify this prior to a legal commitment to purchase.

### VIEWING

By prior appointment with Humphreys of Chester on (01244) 401100.



## COUNCIL TAX

Wrexham County Borough Council - Band F

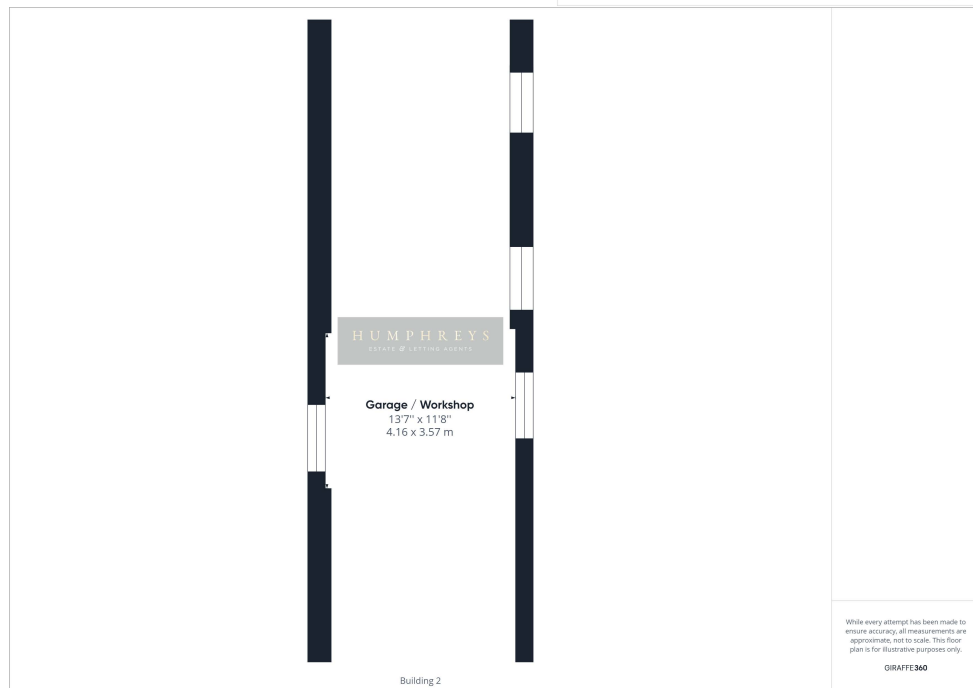
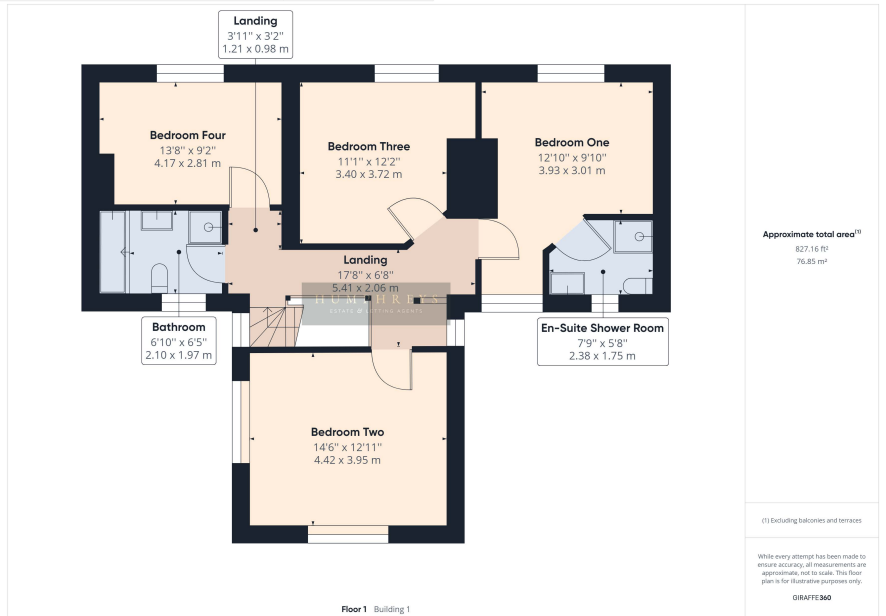
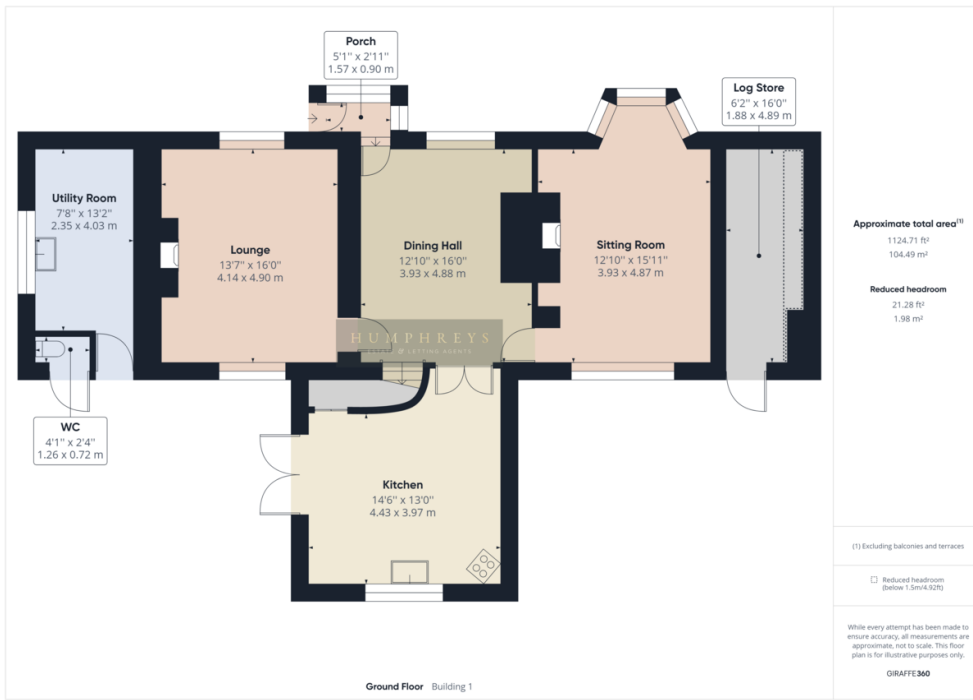
## EPC RATING

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1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.









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