



Lixwm

Holywell, CH8 8NF

£650,000



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### Property Description

Reid and Roberts are delighted to present this Charming Country Retreat with Modern Comforts and Scenic Views! This exquisite former farmhouse is set on a spacious 1.25-acre plot and offers a harmonious mix of classic style and contemporary comforts, from high-quality finishes to a thoughtfully designed layout, this property radiates warmth and elegance, designed to provide an inviting and stylish space for family living.

Accommodation comprises: Welcoming hallway, Utility/Boot Room, Separate Lounge featuring a brick inglenook fireplace with a log burner and slate surround, Open-Plan Kitchen & Living Area, Rear Porch / Utility Area and Downstairs Office. Landing, Master Bedroom with Walk-in Wardrobe and En-suite, Three further bedrooms and Family Bathroom.

Additional Features - Triple garage and a private gym, perfect for hobbies or fitness needs

Outdoor Oasis - Set along a quiet country lane, this property's garden is a sanctuary of greenery, featuring mature trees, colorful flower beds, and scenic views of surrounding farmland. Whether you're a gardening enthusiast, love outdoor activities, or seek a peaceful retreat, this beautifully maintained garden offers privacy, tranquility, and space for relaxation or gatherings.

With its serene countryside location, seamless access to nature, and stylish interiors, this home is an ideal haven for those seeking both comfort and connection to the great outdoors. Don't miss this opportunity to own a slice of countryside bliss with all the amenities for modern living.

### Accommodation Comprises

#### Entrance Hall

Upon entering this inviting property through the composite front door, you're welcomed by a beautifully crafted hallway with frosted double-glazed panels that set a sophisticated tone. The hallway provides essential safety features like a smoke alarm and is elegantly illuminated by a wall light. Warmed by a double-panelled radiator and lined with full matte flooring, this entrance space feels both functional and stylish. Straight ahead, a solid wooden door opens into a spacious room, currently utilised as a utility and boot room, adding extra functionality to the entrance.

#### Utility / Boot Room

The utility room, now repurposed as a boot room, offers a practical solution for everyday storage and organization, complete with shelving and hooks designed for coats and boots. This room's warmth and charm are enhanced by the single-panelled radiator and a wall light, while a wooden-framed, double-glazed window to the rear fills the space with natural light. A feature beam above and a deep wooden sill accentuate the rustic feel, making this a perfect space for storing outdoor essentials.

#### Lounge

The heart of this home is the main lounge, a beautifully appointed room that exudes warmth and character. A standout feature is the impressive brick-built inglenook fireplace with exposed stone at the back, complemented by a slate-tiled surround. This traditional setup houses a log burner that adds both warmth and ambiance. The lounge is richly lit by two wall lamps and a central ceiling light. A column radiator ensures warmth, and the room is further enhanced by a wooden-framed double-glazed window with a deep sill and a charming feature beam above, offering views over the rear elevation. The lounge also provides stair access to the first floor, creating a seamless flow within the living spaces.

#### Downstairs Office

Perfect for remote working or study, the downstairs office provides a quiet and efficient workspace. Equipped with built-in shelving and a desk, this room is both functional and welcoming. Illuminated by two wall lights, and heated by a single-panelled radiator, this office also boasts two wooden-framed, double-glazed windows, one with a view to the rear and the other to the side elevation. Natural light floods in, making it an inspiring space for productivity.

#### Open-Plan Kitchen & Living Area

Kitchen Area -

The open-plan kitchen and living area is a warm and inviting space, perfect for family gatherings or entertaining guests. The handmade Tegla kitchen, finished in wooden cream cabinetry, offers both functionality and elegance. It includes integral features such as a dishwasher, void with plumbing for a washing machine, and wooden worktops with drainage grooves for added convenience. The Belfast

sink with a mixer tap, along with a SMEG double oven and five-ring induction hob, makes cooking a delight. The space is beautifully lit with inset spotlights and features a beam across the ceiling that highlights the room's rustic charm. A modern vertical column radiator provides warmth, and a deep-sill double-glazed window brings in natural light.

#### Living Area -

The open-plan living area adjoining the kitchen is beautifully designed with comfortable, carpeted flooring and abundant natural light from triple aspect windows. A blend of modern amenities and classic touches, the space includes a built-in breakfast bar and cabinetry from the kitchen. With views over the rear elevation, this room opens out to a gravel driveway and sun deck, ideal for outdoor entertaining or quiet relaxation. The side windows overlook neighboring fields, while a second composite door opens onto the front. Two feature beams, a TV point, and double-panelled radiators make this area both warm and welcoming. A perfect blend of style and comfort for family gatherings or quiet evenings.

#### Rear Porch / Utility Area

The rear porch, which could easily serve as an additional utility area, features plumbing for a washing machine, making it a flexible space for any future needs. A composite door with frosted panels opens to the exterior, and a small double-glazed window lets in natural light. With a ceiling light, extractor fan, and single-panelled radiator, this space remains warm and functional, complemented by wood-effect laminate flooring that flows from the kitchen.

#### Downstairs W.C

The downstairs WC is a practical addition to the property, featuring a modern two-piece suite with a low flush WC and a wash hand basin. Splashback tiles add a touch of sophistication, while the wood effect laminate flooring enhances durability. A double-glazed window to the side provides natural light, creating a comfortable and private space and 'Worcester' boiler.

#### Landing

The upstairs landing is both spacious and character-filled, providing a preview of the charming features that define the home's upper level. High ceilings with exposed beams add a sense of grandeur, while two wall lights brighten the space. The wooden flooring throughout adds warmth, and a wooden-framed, double-glazed window at the rear provides a deep sill, perfect for displaying decorative touches. From the landing, steps lead gracefully up to the master bedroom.

#### Master Bedroom

The main bedroom is a true retreat, designed with high ceilings and beautiful feature beams that add character and dimension. An original decorative fireplace serves as a focal point, creating a warm and inviting ambiance. The room features two recesses, offering a space for bedroom furniture / storage without compromising on space. A wooden-framed, double-glazed window with a deep sill opens up to views over the front elevation, bathing the room in natural light. A door leads into a private wardrobe area with wooden flooring and a rail for extra organization. This room also includes access to an en-suite bathroom, adding a touch of luxury and convenience.

#### En-Suite

The en-suite bathroom is thoughtfully designed with a three-piece suite, comprising a modern vanity unit with an inset sink, a low flush WC, and a fully tiled shower cubicle with glass screens and an electric shower for added convenience. The space is accented with partly tiled walls and wooden flooring, while loft access, inset spotlights and an extractor fan complete the room.

#### Bedroom Two

Bedroom two offers a charming and restful space with a large wooden-framed double-glazed window that provides views over the front elevation. A deep wooden sill enhances the window, and high ceilings with beams along the walls and ceiling bring unique character. With a double-panelled radiator to maintain comfort and cosy wooden flooring, this room is perfect as a guest room or secondary bedroom.

#### Bedroom Three

This cosy and inviting third bedroom also includes wooden flooring and a single-panelled radiator for warmth and feature beamed ceiling. A wooden-framed, double-glazed window with a deep sill offers views over the front elevation, while loft hatch access adds a practical touch. This room is ideal for a child's bedroom or guest room, maintaining both comfort and style.

Tel: 01352 711170

### Bedroom Four

This cosy and inviting fourth bedroom also includes wooden flooring and a single-panelled radiator for warmth. A wooden-framed, double-glazed window with a deep sill offers views over the rear elevation, while loft hatch access adds a practical touch. This room is ideal for a child's bedroom or guest room, maintaining both comfort and style.

### Bathroom

The main bathroom is beautifully designed with high ceilings and exposed wooden beams, bringing a rustic touch to this contemporary space. The luxurious three-piece suite features a low flush WC, a vanity unit with an inset sink, and a stunning freestanding bath that stands proudly as a focal point. Partly tiled walls and wooden flooring add warmth, while the column radiator provides practical heating. A wall-mounted mirror and deep-sill wooden-framed window to the rear add both functionality and charm to this elegant bathroom.

### Garden

Nestled along a peaceful country lane, this beautiful garden offers a tranquil escape with a lovely, private setting. Surrounded by a natural tree perimeter, it provides a sense of seclusion and serenity. The stunning views of the surrounding farmland enhance the peaceful atmosphere, creating an idyllic backdrop for relaxation or outdoor gatherings.

The garden itself is a well-maintained blend of lush greenery, mature trees, and colorful flowers, offering plenty of space for gardening enthusiasts and outdoor activities. With its scenic views, quiet location, and easy access to the countryside, this property provides the perfect balance of privacy and connection to nature. Whether you're looking to unwind or entertain, this garden is a true gem in a peaceful, rural setting.

### Gym

This versatile space is currently set up as a gym but can be adapted to suit a variety of purposes to meet your needs. Accessed through wooden doors, the room features a durable PVC-panelled ceiling with lighting and power outlets, making it well-equipped for various uses. A wooden-framed window at the rear allows for natural light, creating a bright and welcoming atmosphere. Whether you're envisioning a home office, studio, recreation room, or workshop, this adaptable space offers the flexibility to accommodate your vision.

### Triple Garage

This spacious triple garage offers an ideal solution for secure vehicle storage or additional space for other storage needs. It features bright lighting and is fully equipped with power outlets, making it convenient for a variety of uses, from car maintenance to workshop activities. Each garage door is electric, allowing for smooth, effortless entry and exit at the touch of a button. The vaulted ceiling adds an extra touch of character, providing added height.

### Location

Located in the desirable village of Lixwm, this property offers the perfect blend of countryside charm and everyday convenience. Surrounded by open farmland and scenic views, it's ideal for those seeking peace, privacy, and a close connection to nature. Despite its rural feel, the village is just 10 minutes

from Holywell, where you'll find shops, schools, and essential amenities. Excellent road links via the nearby A55 make commuting to Chester, the North Wales coast, and even Liverpool quick and easy - offering the best of both worlds for families, professionals, or anyone looking to enjoy a quieter pace of life without losing access to key services.

### VIEWING ARRANGEMENTS

If you would like to view this property then please either call us on 01352 711170 or email us at [holywell@reidandroberts.com](mailto:holywell@reidandroberts.com)

We will contact you for feedback after your viewing as our clients always like to hear your thoughts on their property.

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Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### MONEY LAUNDERING REGULATIONS

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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Road Map



Hybrid Map



Terrain Map



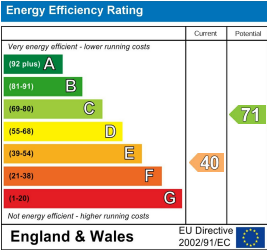
Floor Plan



Viewing

Please contact our Reid & Roberts - Holywell Office on 01352 711170 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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