

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**The Willows Commonwood**  
Holt, Wrexham,  
LL13 9SY

**Price**  
**£1,150,000**

Situated in the sought-after semi-rural location of Commonwood, close to the popular villages of Holt and Rossett, this charming and substantial cottage-style family home enjoys an enviable setting within approximately 4.46 acres of beautifully maintained grounds. Approached via a long driveway, the property offers a wonderful sense of privacy and arrival, opening out to attractive gardens and grounds. It is perfectly suited to those seeking a lifestyle property, with paddocks and stables, ideal for equestrian use or simply enjoying the outdoor space and countryside views. The main house offers spacious and versatile accommodation, briefly comprising a welcoming hallway with study area and staircase rising to a galleried landing, a generous living room with open fireplace, a cosy snug/sitting room featuring a log burner, and a large conservatory overlooking the gardens. At the heart of the home is an impressive breakfast kitchen, complemented by a utility room and downstairs WC. To the first floor, there are five well-proportioned bedrooms, including a principal bedroom with ensuite, along with a family bathroom. In addition, the property benefits from a separate annexe, complete with its own kitchen and shower room, offering excellent potential for multi-generational living, guest accommodation, or home working. Combining character, space, and a superb plot in a highly desirable location, this is a rare opportunity to acquire a truly special home.

LOCATION



Commonwood is a highly desirable semi-rural location nestled between the sought-after villages of Holt and Rossett, offering a perfect balance of countryside living and everyday convenience. Commonwood is well-positioned for access to local amenities, with Holt and Rossett both providing a selection of shops, cafés, pubs, and schools. For commuters, the location is particularly appealing, with excellent road links to Wrexham, Chester, and the wider North West, making it ideal for those looking to enjoy a quieter lifestyle without sacrificing connectivity.



THE ACCOMMODATION COMPRISES:

ENTRANCE PORCH



Open timber framed porch with lantern style light, herringbone brick floor and step. Wooden panelled entrance door with double glazed insert to the Reception Hall/Study Area

RECEPTION HALL/STUDY AREA

4.88m x 3.15m extending to 5.00m (16' x 10'4" extending to 16'5")

Sealed unit double glazed leaded window overlooking the front, two column style radiators with thermostats, ceiling light point, Nest thermostatic central heating controls, burglar alarm control pad, Quick-step slate-effect flooring and spindled oak staircase to the first floor. Double opening glazed doors to the Breakfast Kitchen and doors to the Living Room and Downstairs WC.

DOWNSTAIRS WC

1.70m x 1.17m (5'7" x 3'10")

White suite comprising: low-level dual flush WC; and corner wall mounted wash hand basin with mixer tap and tiled splashback. Radiator with thermostat, electric shaver point, extractor, ceiling light point and Quick-step slate-effect flooring.

LIVING ROOM

5.51m x 5.05m (18'1" x 16'7")



Stone fireplace and hearth with open fireplace, sealed unit double glazed leaded window overlooking the front, two column style radiators with thermostats, four wall light points. Two sets of opening French doors to the Conservatory and double opening doors to the snug.

STABLE BLOCK



Incorporating four stables and store room with cold water taps, external power points, and lighting.

STABLE 1

3.58m x 3.51m (11'9" x 11'6")

With strip light and stable door.

STABLE 2

3.58m x 3.56m (11'9" x 11'8")

With strip light and stable door.

STABLE 3

3.58m x 3.61m (11'9" x 11'10")

With strip light and stable door.

STABLE 4

4.98m x 3.61m (16'4" x 11'10")

Strip light and stable door.

STORE ROOM

3.58m x 2.26m (11'9" x 7'5")

With strip light.



OPEN SHELTER/HAY STORE



With cold water supply and lighting.

DIRECTIONS

From Chester proceed over the Grosvenor Bridge to the Overleigh roundabout and take the second exit onto the Wrexham Road, passing the Chester Business Park on the left. At the roundabout with the Expressway continue straight across onto a stretch of dual carriageway. After a short distance then take the turning left signposted Eccleston and Pulford onto the A5445. Follow the road past the Grosvenor Garden Centre and through the villages of Pulford and Lavister. On entering the village of Rossett take the turning left at the garage into The Green. At the junction turn left into Rossett Road B5102 and follow the road towards Holt. Follow the B5102 Rossett Road out of Rossett for approximately two miles and the property will be found on the left-hand side shortly after the turning into Plas Devon Court.

TENURE

\* Tenure - Understood to be Freehold, subject to verification. Purchasers should verify this with their solicitor.

COUNCIL TAX

\* Council Tax Band F - Wrexham County Borough Council.

AGENT'S NOTES

- \* Mains electricity and water are connected.
- \* Oil fired central heating with a Worcester boiler installed in 2023 which has been annually serviced.
- \* Private drainage system with a new Klargestar installed in 2023.
- \* The three sets of French doors in the kitchen and sitting room were installed in 2025.
- \* There is a 6Kw array of solar panels with two 5Kw batteries and feed-in tariff which were fitted in 2022.

ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/SLC



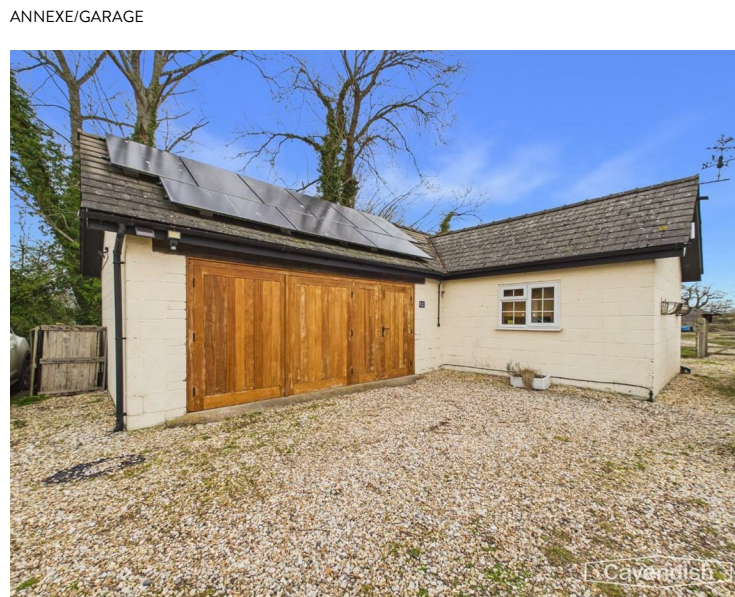
Cavendish



Cavendish



Cavendish



Cavendish



Cavendish

To the left of the driveway there is a garage/annexe and store room.

**GARAGE**

5.84m x 4.78m (19'2" x 15'8")

With double opening wooden doors and single door, fluorescent strip lighting, power, electrical consumer unit, and the solar power inverter with two batteries. Door to Annexe.

**RECEPTION ROOM**

5.79m x 4.27m (19' x 14')

Ceiling light point, two uPVC double glazed windows, wooden panelled walls, and laminate wood-effect strip flooring. Doors to the Kitchen and Shower Room.

**KITCHEN**

4.06m x 3.84m (13'4" x 12'7")

Fitted with a range of dark blue fronted base units incorporating drawers and cupboards and a tall larder unit with laminated wood-effect worktops. Inset one and a half bowl stainless steel sink unit and drainer with mixer tap. Fitted four-ring electric hob with glass splashback, chimney style extractor above and built-in electric fan assisted oven and grill. Plumbing and space for washing machine, laminate wood-effect flooring, ceiling light point, wall mounted BRG infrared panel heater, uPVC double glazed window, and door to outside.

**SHOWER ROOM**

2.62m x 1.30m (8'7" x 4'3")

Comprising: shower enclosure with wet boarding, Triton electric shower and glazed shower screen; low-level dual flush WC; and wash hand basin with mixer tap, tiled splashback and storage cupboard beneath. Vinyl tile-effect flooring, ceiling light point, chrome electric towel radiator and uPVC double glazed window.

**STORE ROOM**

2.95m x 2.74m (9'8" x 9')

With fluorescent strip light and power.

**CONSERVATORY**

5.13m x 4.57m (16'10" x 15')



Cavendish

uPVC double glazed conservatory set on a brick-built base with a pitched glass roof, light, tiled floor and double opening doors to outside.

**SNUG/SITTING ROOM**

5.08m x 3.73m (16'8" x 12'3")



Cavendish

Feature brick fireplace with oak mantel and slate hearth housing a cast-iron log burner, provision for wall mounted flat screen television, column style radiator with thermostat, four wall light points, exposed floorboards and two sets of uPVC double glazed French doors to the rear garden.

**BREAKFAST KITCHEN**

5.59m x 4.60m (18'4" x 15'1")



Cavendish

Fitted with a range of base and wall level units incorporating drawers and cupboards with granite worktops. Freestanding island unit with storage cupboards and granite worktop incorporating a breakfast bar area. Inset one and a half bowl ceramic sink unit and drainer with extendable mixer tap. Fitted four-ring ceramic touch control electric hob with stainless steel splashback, extractor above and built-in Bosch double oven and grill. Integrated Sharp microwave, space for American style fridge/freezer, built-in wine rack, recessed LED ceiling spotlights, burglar alarm control pad, column style radiator with thermostat, contemporary tall radiator with thermostat, Quick-step slate-effect flooring, sealed unit double glazed window overlooking the rear and uPVC double glazed French doors to outside. Door to the Utility Room.

**UTILITY ROOM**

1.75m x 1.63m (5'9" x 5'4")

Fitted with a range of base and wall level cupboards with oak worktops, plumbing and space for washing machine, freestanding Worcester oil fired central heating boiler, ceiling light point, Quick-step slate-effect flooring and sealed unit double glazed unit to side.

**GALLERIED LANDING**



Cavendish

Feature galleried style landing with oak spindled balustrade, exposed timbers, double radiator with thermostat, ceiling light point and two built-in storage cupboards. Doors to the Principal Bedroom, Bedroom 2, Bedroom 3, Bedroom 4, Bedroom 5 and Family Bathroom.

**PRINCIPAL BEDROOM**  
4.67m x 4.88m to front of wardrobes (15'4" x 16' to front of wardrobes)



Fitted with a range of five double wardrobes to length of one wall having hanging space and shelving, uPVC double glazed French doors with full height windows to each side, two wall light points, double radiator with thermostat, and provision for wall mounted flat screen television. Door to En-suite Shower Room.

**EN-SUITE SHOWER ROOM**



Well appointed suite in white with chrome style fittings comprising: tiled shower enclosure with canopy style rain shower head, extendable shower attachment, glazed shower screen and sliding glazed door; low level dual-flush WC with concealed cistern; and wash hand basin with mixer tap and two storage drawers beneath. Chrome ladder style towel radiator, part-tiled walls, recessed ceiling spotlights, slate-effect flooring and sealed unit double glazed window to side.

**BEDROOM 2**  
5.08m x 3.66m (16'8" x 12')



uPVC double glazed French doors with double glazed side windows, part-vaulted ceiling with recessed LED ceiling spotlights, mains connected smoke alarm and double radiator with thermostat.

**BEDROOM 3**  
4.09m x 2.44m (13'5" x 8')



uPVC double glazed window to the side, single radiator with thermostat, ceiling light point and built-in wardrobe with hanging rail and shelf.

**BEDROOM 4**  
4.19m x 2.44m (13'9" x 8')

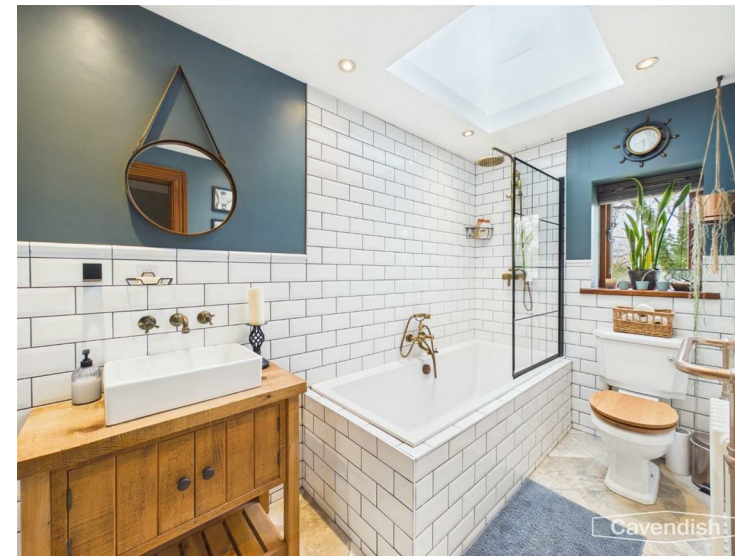


Sealed unit double glazed leaded window overlooking the front with views over surrounding farmland, access to loft space, ceiling light point, single radiator with thermostat and built-in wardrobe with hanging rail and shelf.

**BEDROOM 5**  
3.07m x 2.03m (10'1" x 6'8")

Sealed unit double glazed leaded window overlooking the front with views over surrounding farmland, ceiling light point, single radiator with thermostat and access to loft space.

**FAMILY BATHROOM**



Well appointed suite in white comprising: double ended bath with tiled side panel, wall mounted mixer tap with shower attachment, wall mounted shower unit with canopy style rain shower head, extendable shower attachment, and glazed shower screen; wash stand with sink, wall mounted mixer taps and storage cupboard beneath; and low level WC. Part-tiled walls, tiled floor, radiator with heated towel rail, recessed LED ceiling spotlights, extractor, vaulted ceiling with glazed rooflight and sealed unit double glazed window to side.

**OUTSIDE**

The property is set well back from the road and is approached via a long gated driveway which leads to an extensive parking area with exterior lighting and water tap. A further gate leads to a range of stables and covered store, with two paddocks beyond. To the front there is a small paddock enclosed by hedging and post and rail fencing with a 5-bar wooden gate. Outside water tap, exterior lighting.



**OUTSIDE GARDENS**



The property is set within extensive lawned gardens with a small pond and summer house, paved terrace enjoying French doors from the sitting room and kitchen with a covered outdoor seating area and heater.

