



CHESHIRE
LAMONT

Dee Meadows, Holt

Jasmine House

Dee Meadows, Holt
Wrexham, LL13 9YZ

Conveniently situated for the facilities within Holt village, Jasmine House is a large detached family home extending to in excess of 3,000 square feet. The property provides well-proportioned living accommodation and four large double bedrooms (all with ensuite facilities and dressing rooms). The property sits in a large garden plot extending to approx. ½ an acre and includes a detached double garage.

- Spacious Reception Hall, Sitting/Living Room, versatile second Sitting Room/Drawing Room, Study, large L shaped Kitchen/Dining/Family Room, Utility, Cloakroom
- Four large Double Bedrooms all with Ensuite facilities and Dressing Rooms
- Large garden extending to approx. ½ an acre, detached Double Garage, parking for numerous cars

Location

Holt is a bustling village just over the English border into Wales. Attractive walks can be made along the banks of the River Dee, there is a well-supplied village store/mini supermarket with Post Office, Café and the highly regarded Bellis Brothers Farm Shop and Nursery. Over the historic Grade I listed Farndon Bridge takes you into the neighbouring village of Farndon where there is a Chemist, traditional Butchers and a couple of gastro pubs. There are a number of sporting outlets within 15 minutes' drive of the village including golf, cricket, rugby, football, hockey and tennis clubs, horse riding and cycling along the quiet country lanes.

Accommodation

An oak framed storm porch sits above a part glazed front door. This opens to a spacious and welcoming **Reception Hall 5.3m x 2.7m** finished with oak flooring and a solid oak staircase rising to the first floor. Off the Reception Hall, there is a cloak hanging area which in turn gives access to a **Cloakroom** with a low-level WC and wall mounted wash handbasin. The Reception Hall gives access to all the principal living accommodation which includes a well-proportioned Living/Sitting Room, Sitting/Drawing Room, Study and large Kitchen/Dining/Family Room with Utility Room off.

The **Sitting/Living Room 6.1m x 3.9m** overlooks the rear garden via a set of glazed panel double doors which open onto a large Indian stone laid patio, additional features include oak flooring, fitted book shelving with storage cupboards beneath and a central stone fireplace.

The versatile second **Sitting/Drawing Room 3.9m x 3.3m** overlooks the front courtyard, as does the adjacent **Study 4m x 2.3m**. To the rear of the



property there is a large L shaped open plan **Kitchen/Dining/Family Room 7.6m x 6.9m** overall. The **Kitchen Diner 6.9m x 4.1m** is extensively fitted with wall and floor cupboards complimented with granite work surfaces and matching centre island fitted with an induction hob with extractor above. Additional appliances include a double oven, microwave, integrated fridge freezer, wine chiller and space beneath the worksurface for a dishwasher.

The **Dining Area** comfortably accommodates an eight-person everyday dining table and larger for an occasion. A tiled floor runs throughout and continues seamlessly into the open plan **Family Area 3.9m x 3.2m**. This has 1.8m deep windows to three elevations overlooking the gardens and a set of glazed panel double doors opening onto the large Indian stone patio creating the perfect alfresco entertaining area. Off the Kitchen, there is a **Utility Room** fitted with additional storage cupboards, sink unit set beneath the granite worksurface and space for both washing machine and tumble dryer.

To the First Floor, there are **three generous Double Bedrooms all benefiting from Ensuite facilities, with a large 10.9m x 5.2m 57m² (622ft²) Bedroom Suite** to the Second Floor.

The large **Master Bedroom Suite 10.8m** overall includes a large **Bedroom Area 5.5m x 3.7m** with two sets of bifold doors opening onto balconies overlooking the gardens and fields beyond. A corridor within the Suite gives access to a fully fitted **Dressing Room 2.6m x 2.5m** and a well-appointed **Ensuite Bathroom 3.5m x 2.4m**, fitted with a double ended bath with central mixer tap, large shower facility with fixed walk around shower screen, wall mounted wash handbasin with inset mirrored cabinet above and drawer units beneath, WC with enclosed cistern, heated towel rail and heated tile floor, a set of glazed double doors open to a Juliet balcony offering far of reaching views over the rear garden and beyond.

Bedroom Two 3.9m x 3.3m also benefits from a **Dressing Room** and **Ensuite Bathroom**, and **Bedroom Three 4.2m x 3.3m** includes an **Ensuite Shower Room** and **Dressing Room**.

To the Second Floor there is a large **620 sqft Bedroom Suite (Bedroom Four)**. This comprises an **8.3m x 6.8m Bedroom Area** with large dormer windows offering attractive elevated views over the rear garden and countryside beyond, with a **Dressing Room 3.9m x 3m** off, there is also a well-appointed **Ensuite Shower Room 4m x 2.5m** which also benefits from a dormer window making the most of the attractive views.

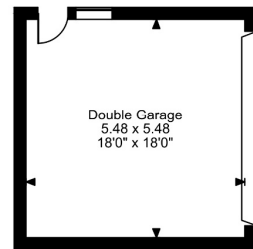
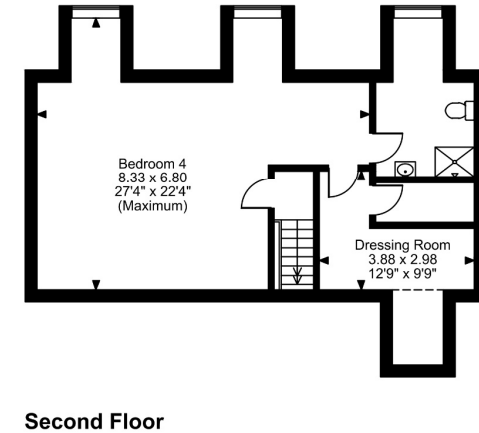
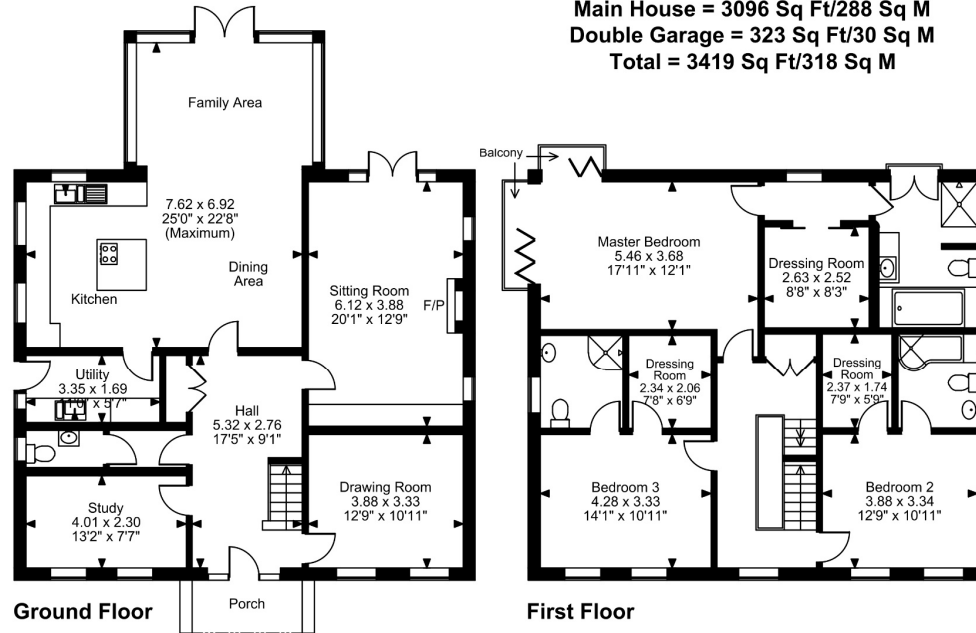
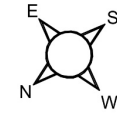
Externally

The property sits in a generous plot extending to 0.5 of an acre. Double gates open onto a large front forecourt laid with setts and provides ample parking and turning space for numerous cars, as well as giving access to a **Detached Double Garage 5.4m x 5.3m** with automated up and over door. To the side of the property, there is an enclosed area which the current vendors utilise as a dog run. The rear garden enjoys a southerly aspect and includes a large Indian stone laid patio approximately 16m x 8m which can be directly accessed from both the Living Room and Kitchen/Dining/Family Room with extensive lawned gardens beyond. The gardens to the rear are enclosed with fenced boundaries and include a selection of apple trees and a timber framed garden shed.





Approximate Gross Internal Area
Main House = 3096 Sq Ft/288 Sq M
Double Garage = 323 Sq Ft/30 Sq M
Total = 3419 Sq Ft/318 Sq M



Services

Mains water, electricity, and gas. Private drainage (compliant to 2020 regulations).

Tenure

Freehold

Directions

What3words: printout.bought.recipient

Where the A534 Nantwich/Wrexham Road meets with the A41 Chester/Whitchurch Road at the Broxton roundabout, take the A534 towards Wrexham. Follow this road for approximately five miles passing the Carden Park Golf Course, Hotel and Spa and at the end of the Farndon/Holt Bypass turn right for Holt Village. Proceed past Bellis' Farm Shop turning at the sharp right-hand bend into Francis Lane. Dee Meadows will be found on the left-hand side and Jasmine House will be found at the end of the cul-de-sac.

IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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