

MAIN STREET, HOLWELL

Asking Price Of £700,000

Five Bedrooms

Freehold

Middletons
town & country

- DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- LANDSCAPED GARDENS
- OPEN COUNTRYSIDE VIEWS
- GARAGE AND DRIVEWAY
- ONE BEDROOM COTTAGE
- 0.52 ACRE PADDOCK
- GOOD COMMUTER LINKS
- COUNCIL TAX BAND G

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Tucked away in the rural hamlet of Holwell, this remodelled four bedroom detached home comes with a self- contained one bedroom cottage, ideal for multi- generational living or Airbnb use. Originally Victorian terraces, the property has been extended to create spacious accommodation with open countryside views in all directions. A 0.52 acre paddock with mains water further enhances its appeal.

The accommodation in the main house comprises; entrance hall, dining room, breakfast kitchen, a large lounge and a cloak room to the ground floor. Four double bedrooms, a shower room and a family bathroom to the first floor. The cottage comprises of an entrance hall, lounge and kitchen to the ground floor. One double bedroom and a bathroom to the first floor. Outside the property benefits from generous off road parking, double garage, original water well and landscaped gardens backing onto the paddock. The main house has oil fired central heating.

ENTRANCE HALL 8' 5" x 9' 10" (2.59m x 3.02m) Stained-glass double wooden doors open into the entrance hall, where dual-aspect windows draw in natural light. A pitched roof with beams adds character along with flagstone flooring which continues seamlessly through to the dining room and a radiator for comfort.

DINING ROOM 12' 3" x 19' 9" (3.74m x 6.03m) A generous dining room ideal for entertaining, featuring stairs rising to the first floor and an original cast-iron open fireplace that adds warmth and character. Dual-aspect windows bring in plenty of natural light, while a radiator ensures year round comfort. Doors lead through to the lounge, kitchen and cloakroom, creating an easy and practical flow throughout the ground floor.

KITCHEN/DINER 12' 4" x 19' 9" (3.77m x 6.04m) Fitted with a generous range of wall, base and drawer units topped with return granite work surfaces and an undermount one-and-a-half bowl sink. Integrated appliances include a washing machine and dishwasher, with space for a range-style oven beneath an extractor hood and further space for a fridge freezer. A traditional cast-iron fireplace with an ornate surround and rich wooden mantel creates an inviting focal point, complemented by a beamed ceiling, four dual-aspect windows and characterful flagstone flooring.

LOUNGE 26' 8" x 19' 6" (8.15m x 5.96m) This spacious lounge enjoys dual-aspect windows and two sets of French doors opening directly onto the gardens, creating a bright and airy feel. An exposed stone fireplace with a rustic timber mantel houses the log burner, forming a striking focal point. Three radiators provide excellent warmth throughout, and the room is finished with soft carpet flooring.

CLOAKROOM 8' 0" x 5' 10" (2.44m x 1.79m) Comprising a low-flush WC and a wall-mounted wash hand basin, with a window fitted with a blind for privacy. Finished with a radiator and tiled flooring for practicality and ease of maintenance.

LANDING Taking the stairs from the dining room to the first floor landing having dual aspect windows, carpet flooring and doors off to;

BEDROOM ONE 14' 4" x 19' 5" (4.39m x 5.94m) A very generous double bedroom enjoying triple-aspect windows that frame fabulous countryside views. The room is served by two radiators for year-round comfort and is finished with soft carpet flooring.

BEDROOM TWO 13' 1" x 13' 3" (3.99m x 4.06m) Having dual-aspect windows capturing more fabulous views, this well-proportioned bedroom enjoys excellent natural light. Two radiators provide comfortable warmth, and the room is finished with soft carpet flooring.

SHOWER ROOM 5' 10" x 7' 10" (1.8m x 2.41 m) Comprising of a shower cubicle, low flush WC and a vanity unit wash hand basin. Window fitted with a blind for privacy, radiator and vinyl flooring.

BEDROOM THREE 9' 0" x 10' 1" (2.75m x 3.08m) Having a front facing window with farmland views, radiator, built-in wardrobes and carpet flooring.

BATHROOM 9' 3" x 8' 10" (2.82m x 2.7m) Comprising a panel bath with shower over and a glazed screen, along with a low-flush WC, heated towel rail and pedestal wash hand basin. A window fitted with a blind provides privacy, while a built-in airing cupboard offers useful storage. Finished with tiled walls and flooring.

BEDROOM FOUR 12' 4" x 10' 3" (3.76m x 3.14m) Having a front-facing window, this bedroom includes built-in wardrobes, a radiator, a loft hatch and soft carpet flooring.

COTTAGE ENTRANCE HALL 8' 7" x 3' 0" (2.62m x .92m) Having a side-facing window that brings in natural light, this useful area includes fitted storage shelves and coat hooks, with a glazed door leading through to the lounge.

LOUNGE 12' 4" x 11' 6" (3.77m x 3.53m) Having two front-facing windows, this charming lounge features an original cast-iron fireplace and a beamed ceiling, adding warmth and period character. The room includes an electric storage heater for flexible comfort, and is finished with soft carpet flooring.

KITCHEN/BREAKFAST ROOM 12' 3" x 8' 11" (3.75m x 2.73m) In need of refurbishment, this room features a base unit with sink, dual-aspect windows providing excellent natural light, and stairs rising to the first floor.

LANDING Having a window to the rear and a door to the bedroom.

BEDROOM 12' 3" x 11' 6" (3.74m x 3.52m) Having a front facing window, electric storage heater, carpet flooring and a door to the bathroom.

BATHROOM 9' 3" x 8' 10" (2.82m x 2.71m) Comprising a panel bath with shower over, along with a low-flush WC and pedestal wash hand basin. A window fitted with a blind provides privacy, while a built-in airing cupboard offers useful storage. Finished with part tiled walls and vinyl flooring.

FRONT ASPECT Arriving at the property via a shared driveway, double metal gates open onto a generous pea-gravel drive providing ample off-road parking. A brick log store sits to one side with potential for renovation, along with a double garage and a greenhouse. Gated access to the pathway leads through to the paddock, while the landscaped gardens feature formal lawns and established flower and shrub beds that frame panoramic views across the open fields. A raised patio adjacent to the lounge offers a tranquil spot to sit and enjoy the surroundings.

DOUBLE GARAGE Spacious double garage having up and over doors, with power, lighting and water connected.

PADDOCK Running downhill from the property, the paddock includes a water trough with mains water supply and a field shelter. The land measures approximately 0.52 acres, offering a useful and versatile outdoor space.

AGENTS NOTE TENURE Freehold. Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

WHAT IS YOUR HOME WORTH? Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.





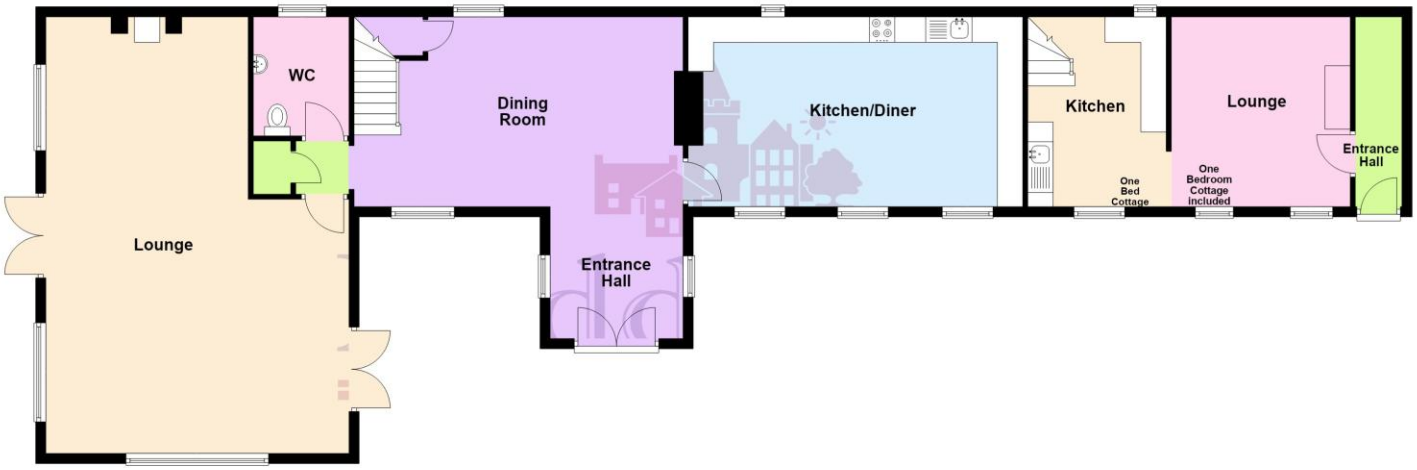








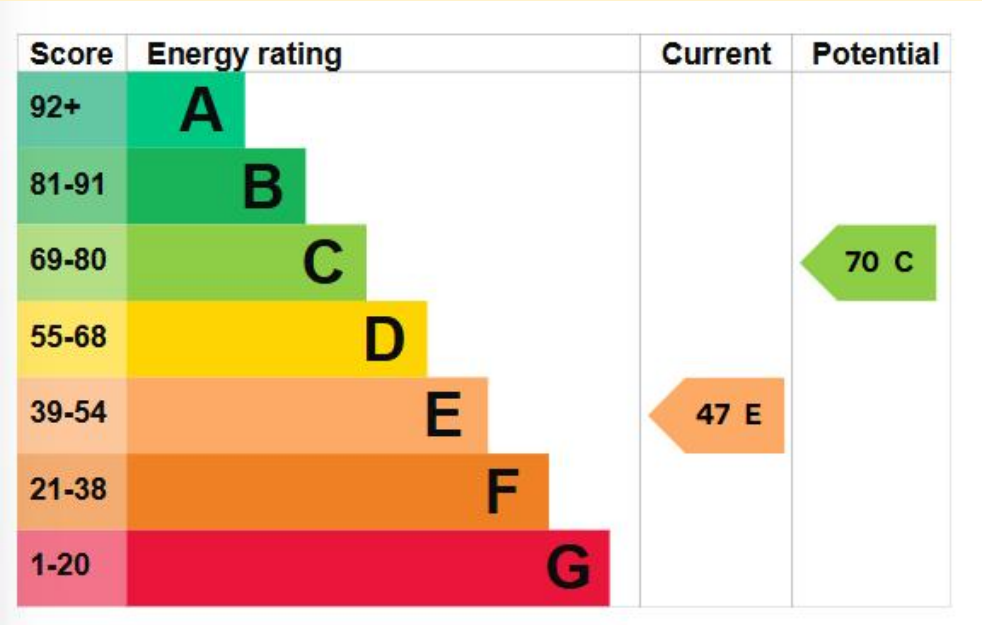
Ground Floor of Main House and One Bed Cotttage



First Floor of Main House and One Bed Cottage



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.
Plan produced using PlanUp.



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