

# Town & Country

Estate & Letting Agents

Bridge Street, Holt

£269,950



This charming property is located in a desirable village, near the River Dee and Farndon bridge. It has a cozy living room, dining room, fully-equipped kitchen, two double bedrooms, and a beautifully appointed bathroom. The property also features a lovely forecourt, a charming garden, and a generous rear garden with stunning elevated views. Perfect for those seeking a peaceful and tranquil lifestyle.

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## DESCRIPTION

This stunning property is nestled in the heart of a desirable village, just yards from the beautiful River Dee and the bridge leading to Farndon. The property boasts a charming entrance porch, a spacious reception hall, a cozy living room, a walk-in storeroom, a delightful dining room, and a fully-equipped kitchen. As you make your way up to the first floor landing, you'll find yourself drawn to the stunning views of the surrounding landscape. The landing provides access to two double bedrooms and a beautifully appointed bathroom. The property has a large loft space that could be converted with relevant planning permission. Step outside and you'll be greeted by a lovely forecourt and a charming garden to the front. Make your way up the steps to the rear garden and you'll find a generous, predominantly lawned and beautifully shaped garden that offers stunning elevated views. This is the perfect home for those looking for a peaceful and tranquil lifestyle.



## LOCATION

Located within the picturesque village of Holt, on the border of England which is marked by the nearby River Dee. Holt itself offers a wonderful array of local amenities and facilities including independent shops, a delicatessen, Spa with Post Office counter, numerous pubs and a garden centre. The medieval sandstone Holt Bridge crosses the River Dee into the village of Farndon which offers additional local facilities including a butcher, coffee shop a new gastro pub and numerous independent shops. The historic roman city of Chester and Wrexham both provide a more comprehensive offering. On the educational front, there are primary schools in both Holt and Farndon with secondary schooling in Rossett. Highly regarded local independent schools include King's and Queen's Schools in Chester. On the recreational front there are some wonderful walks along the River Dee and numerous local golf courses including Carden Park Golf Resort offering two championship golf courses.

## DIRECTIONS

From the Chester branch: Head north on Lower Bridge Street towards Pepper Street/A5268, turn right onto Pepper Street/A5268, continue to follow A5268, turn right onto The Bars/A5268, slight left onto Boughton/A51, continue to follow A51, turn right onto Challinor Street/A51, turn right to stay on Challinor Street/A51, turn right onto Christleton Road/A51, turn left onto Sandy Lane/B5130, continue to follow B5130, at the roundabout, take the 2nd exit and stay on B5130, turn right to stay on B5130, continue onto Chester Road, continue onto Churton Road, turn right onto High Street, High Street turns slightly right and becomes Bridge Street/Farndon Bridge, continue to follow Bridge Street. The destination will be on the right.

## ENTRANCE PORCH

5'6" x 4'5"

As you approach the entrance of the house, you are greeted

by a charming timber panel, leaded and stain glass front door. As you push the door open, you step into a cozy porch area, with windows that let in natural light from both the front and side elevations. Once inside, you'll find a further timber panel and glazed internal door that opens up to the inviting entrance hall, welcoming you into the warmth and comfort of the home.

## ENTRANCE HALL

The entrance hall boasts a radiator and a door off leading to the living room. Additionally, there are stairs that rise up to the first floor accommodation.



## LIVING ROOM

16'1" x 10'7"

This charming room boasts windows on both the front and rear elevations, providing ample natural light. It also features two radiators to keep you cozy and warm, a beautiful fire surround, and a large exposed beam in the ceiling that adds character to the space.

## INNER HALL

4'4" x 4'5"

Having a Louvre door opening to a store cupboard and an arched thruway, leading to both the dining room and to the kitchen.

## STOREROOM

6'0" x 4'4"

A walk in storeroom with a radiator, quarry tiled flooring and lighting.



## DINING ROOM

10'6" x 10'5"

As you step into the dining room, your gaze is immediately drawn to the stunning exposed beam ceiling. The room is filled with natural light streaming in through the window facing the front elevation illuminating the space, there is also a radiator creating a warm and inviting atmosphere.



## KITCHEN

11'8" x 6'8"

The kitchen is equipped with a variety of pine-fronted wall, base, and drawer units. The work surface features a stainless steel single drainer sink unit with a mixer tap and tiled splashbacks. There is ample space for a cooker with an extractor hood placed above it. The kitchen also has space and plumbing for both a washing machine and a slimline dishwasher. The flooring is made of ceramic tiles, a window faces the rear elevation, and there is a radiator for heating. In addition, there is a UPVC double glazed back door off.

## FIRST FLOOR LANDING

There is a window to the rear elevation, a radiator, access to the loft and doors off opening to both double bedrooms and to the bathroom.



## BEDROOM ONE

17'8" x 10'8"

A double aspect room with windows facing both front and rear elevations and having a radiator, along with two sets of built in double wardrobes.



## BEDROOM TWO

11'3" x 10'2"

The second bedroom has a window facing the front elevation, a radiator and a built in triple Louvre door wardrobe.



## BATHROOM

8'3" x 5'2"

The bathroom features a champagne-coloured suite that includes a spacious panelled bath with an electric shower above it, a low-level WC, and a classic pedestal wash hand basin. The walls are partially tiled with ceramic tiles that lend a sophisticated look to the space. The window facing the rear elevation is opaque, providing ample privacy while allowing natural light to enter the room. The bathroom is equipped with a radiator that ensures a comfortable temperature all year round.



## EXTERNALLY

As you approach the property, you'll notice the front garden which is mainly covered in gravel and adorned with various shrubs. The garden is well-maintained and adds to the overall curb appeal of the property. There are steps leading to the front door, which is accompanied by an outside light to provide visibility during the night. Additionally, there is a

path along the side of the property that leads to the rear garden. The side access leads to a concrete courtyard area which offers access to the outbuilding and has steps leading up to the rear garden, which is of a generous size and being predominantly lawned and shrubbed, offering splendid views over the bridge, the River Dee and towards Farndon.



## OUTBUILDING

4'6" x 5'6"

The outbuilding houses the gas Worcester combination boiler.

## TIMBER SHED

14'0" x 7'0"

Approximately 14' x 7' having single glazed windows, power and light.



## ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

## SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

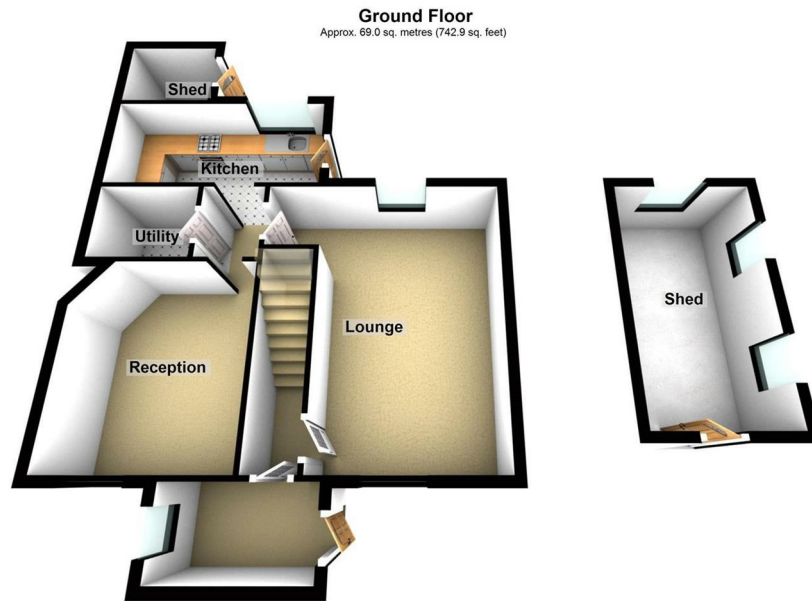
Council Tax Band: D £1843

## MORTGAGE SERVICES

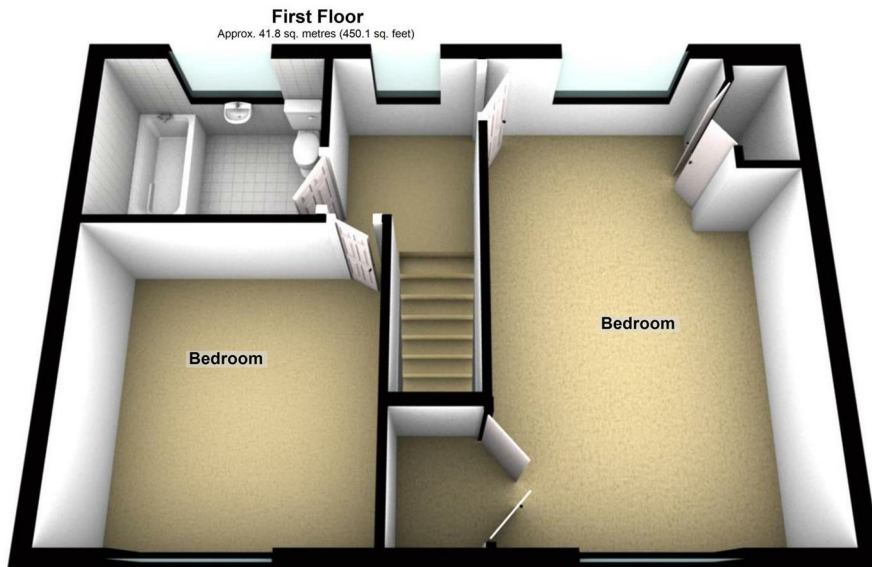
Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900.

Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**



Total area: approx. 110.8 sq. metres (1192.9 sq. feet)



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		59	
(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	