



9 VICARAGE COURT

Village of Holt



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Perfectly placed on the boundary between England and Wales, linked by a 14th century sandstone bridge, the thriving medieval village of Holt, surrounded by countryside, is a bastion of tranquility and community spirit along the banks of the River Dee.

Capturing the essence of these countryside views is Number Nine, Vicarage Court, a flexible four-bedroom home soaking up south facing vistas of the Roman meadows amidst a handful of twelve homes, of which only two others enjoy these uninterrupted, sublime scenes.



Welcome Home

Pull up on the driveway, where there is parking for four cars, and make your way past the neatly mown front lawn, to the striking oak front door.

Sense the space, airiness and light serenity immediately, emerging into a broad entrance hallway with tumbled limestone-style tiled flooring underfoot, robust and practical.

Freshen up in the cloakroom to the left, fitted with wash basin and WC, where the tiled flooring adds a sense of continuity. Decorated throughout in a neutral palette of soft creamy-white, this home is bright, welcoming and ready to move into.

Wine and Dine

Versatile rooms can be found throughout - step through the doorway to the right, into the elegant dining room, where cream tiling underfoot makes way for plush carpet.

Looking out over the quiet neighbourhood to the front, drop the Roman blinds for a more intimate dinner party ambience. Above, a duo of chic pendant lights adds illumination in the evening.

With a family dining kitchen yet to be explored, should you not require a formal dining room, why not consider converting this room to use as a home office?





Verdant Views

Flow beneath the grand archway in the entrance hall where verdant views out over the countryside rush forward to greet you through a wall of windows ahead in the lounge. French doors are flanked by tall panels of glazing, with opening top lights, in order to maximise views out over the garden and meadows to the rear.

Settle down on the sofa for an evening in front of the television, or simply gaze out over stunning scenes that will remain unchanged; the land cannot be developed, affording you peace of mind that these picturesque views are yours to admire forever.

Decorative coving embellishes the ceiling, with cream carpet underfoot complementing the decorative motif of the walls. A peaceful and relaxing room, soak up the solitude.

Bevelled edge glazed double doors open up into the kitchen, where the cream stone flooring continues from the entrance hall. Grey granite worktops complement the cream floor, providing plenty of space in which to prepare ingredients for mealtimes.





Feast your Eyes



Cook up a feast for family and friends on the six-ring Britannia Range cooker; nestled into an Inglenook with a mantelshelf above. Country-style cream cabinetry provides a wealth of storage for all your crockery, pots and pans.

Integrated appliances include a Neff dishwasher and washing machine, whilst there is space for a freestanding fridge and freezer. Rinse the crystal wine glasses in the Belfast double sink after dinner, admiring the view out to the garden. Step outside through the side door and pull out the retractable washing line to hang out the laundry in the fresh country air.

Dine daily at the large table set before a set of French doors to the same design as in the lounge and gaze out over the rolling countryside that is an ever-present joy to the rear of the home.

“It’s a very convenient, easy to manage kitchen.”





Entertaining Haven

Beyond the kitchen continue to the front of the home where a tucked away drawing room makes the perfect formal entertaining space for guests.

Dressed in oak flooring, this grandly-sized room could make the perfect games room; the spotlighting above is designed to provide illumination for a full-size table. Two large, deep and tall built-in cupboards provide plenty of storage for snooker cues or board games. Why not consider the added potential of adapting this home for multigenerational living, with an accessible downstairs bedroom? Next door, the cloakroom could be converted into a handy wet room.



And so to Bed...

Returning to the main entrance hall, take the stairs up to the carpeted landing where a chic chandelier cascades light down from above.

Turning right, seek rest and relaxation in the master bedroom, overlooking the front lawn. In keeping with the neutral décor, softly toned fitted wardrobes hug the room, continuing up and over the double bed to provide a range of storage for all your clothes and accessories.

Chandelier lighting evokes a calming atmosphere, with cosy carpet underfoot.

Freshen up in the spa-style ensuite, where buff-toned tiling coats the walls and floor, surrounding the shower, wash basin and WC.





Soak and Sleep



Next door to the master bedroom, wake up to bountiful views of the countryside every morning in bedroom three. Fitted wardrobes provide storage space for your clothes in this comfy, carpeted double bedroom, with space on the upper racks for hats and shoes.

Soak away your cares in the tub, located in the family bathroom next door. Styled in perfect harmony to the ensuite, sandy tiles cover the floor and walls, with a wash basin and WC also present.

Continuing along from the bathroom, next arrive at the fourth bedroom, tranquilly set to the rear and soaking up sunny views over the fields behind. This bedroom also accommodates a double bed.

Also nestled to the front of the home is the second bedroom, another light and airy space, with newly fitted blinds providing privacy and shade. Decorated in neutral tones, another opulent chandelier casts down glow from above.





Slice of Paradise

Returning downstairs, slip outside into the garden, a true suntrap to the rear, soaking up the sunshine throughout the summer days.

Briquette paving extends, interspersed with gravel edging and a circular stone design for a low maintenance and attractive appeal. Step up to the wooden decking and take a seat on the swing chair or at the table and chairs and admire the far-reaching views of the countryside in your own pocket of paradise. The low stone balustrade boundary wall adds a Mediterranean feel to the scene. A small shed is handy to stow the mower in.

Planters to the front and back provide colour throughout the seasons; listen out for the bleat of goats, who help keep the grass trimmed in the 30 acres or so of open countryside, beyond which the River Dee runs. In the distance spy the village of Farndon on the horizon and distant outline of Bickerton Hill.



Out and About

Explore the pretty village of Holt, where the thriving community feel is palpable. In spring and summertime, the village committee ensures planters brimming with flowers fill the centre.

Kenyon Hall, donated to the village 100 years ago, caters for small dances and discos and serves as a hub for activities such as table tennis in the winter. Families are well served by a village primary school. Meanwhile handy local bus routes link Holt with secondary schools in nearby Rossett.

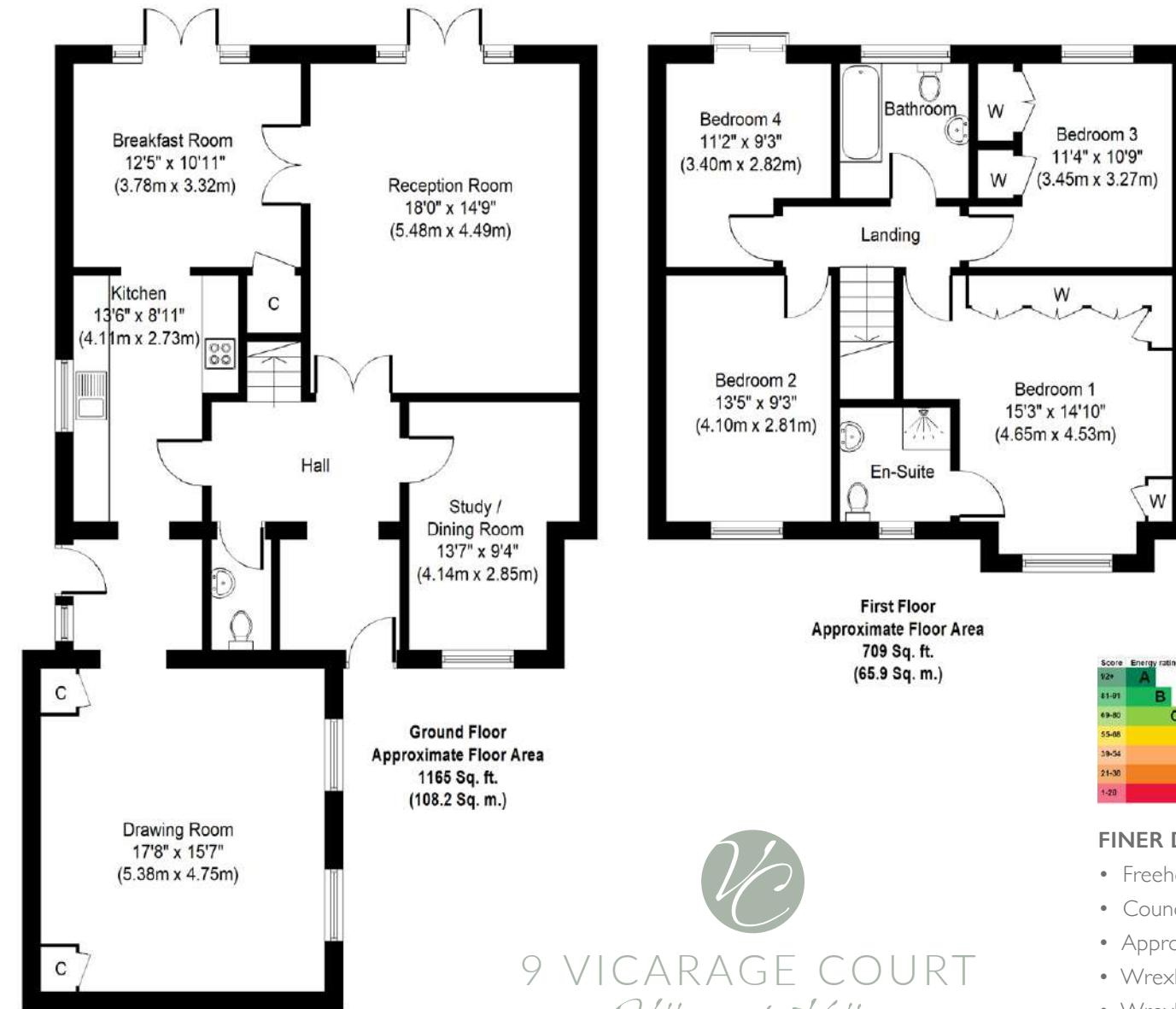
Holt has a wider role in local events, having featured on the routes of major events such as marathons, the 2014 and 2019 Tour of Britain cycle races and also the annual village Scarecrow Trail. Holt is also now recognised as 'Working Towards being a Dementia Friendly Community'. Visit the ancient ruins of Holt Castle.

Dine out at Cleopatra's Coffee Shop and Bistro, or pick up some tasty treats from the local deli. Other local eateries include Indian restaurant Tava, Little Churtons and Peking Garden. Local pub The Peal O' Bells also serves meals.

Stock up on essentials from the local Nisa store, or at Bellis Brothers, a garden centre, farm shop and restaurant established in 1860 by Charles Bellis, famed for his strawberry growing.

Ideal for commuters, travel from Holt into Wrexham in ten minutes, or to Chester in 30 minutes.

Tranquil, with unspoiled views now and always, yet with easy access to all the amenities you could need, No 9, Vicarage Court is your own safe haven in a village where community makes a difference.



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FINER DETAILS

- Freehold
- Council tax band G
- Approx 1874 sq ft
- Wrexham County Council
- Wrexham train station 5.5 miles
- Chester City centre 20-minute drive away



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presented by



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