



5 Cornish Hall Barns, Holt

£725,000





Surrounded by open countryside whilst being only approximately 5 minutes drive to the village of Holt this grade 2 listed detached barn conversion offers the perfect peaceful location.

The property situated on a small development has been converted to a high specification offering stunning room sizes with vaulted ceilings and exposed timber A frames giving a feeling of space and light.

Standing in large garden to the front and rear with the rear garden backing onto open farmland with three distinctive seating/entertaining areas.

The property is approached by a farmhouse gate with a gravelled driveway leading to a triple car barn with a brick store.

The heart of the home is the initial open plan living/dining/kitchen being over 29ft wide with a stunning fitted kitchen with a central island with quartz surfaces and seating with white high gloss handleless built in units with a full range of fitted appliances including a triple "Bosch" eye level oven including a steam oven, full height fridge and separate freezer.

Upon entering the kitchen you are greeted by a full





height gallery with an oak staircase taking to the first floor with double doors leading you to the main living room an equally stunning room with fine views of the rear garden and surrounding countryside provided by large sets of French doors which sit either side of a circular cast iron effect contemporary fire.

The living room is further enhanced by two large exposed A frames with vaulted ceilings.

Completing the ground floor is a large guest bedroom four which could offer itself as a dependent relatives room with access separately to both the front and back of the house with a stylish en-suite shower room off with the rear access being further French doors onto a private patio.

To the first floor there is a stunning glass full height picture window with an electric built in blind flooding the galleried landing with natural light and views with further exposed beams leading to three further double bedrooms.

The master bedroom being a stunning size with a further en-suite shower room off with a further main family bathroom echoing the superb finish and style throughout with a freestanding bath.

Viewing advised to appreciate both the idyllic location and generous well proportioned room sizes which are all brimmed with a mixture of modern fittings with original character.

FINER POINTS

- * Grade 2 listed detached barn conversion with large gardens
- * Triple car barn to the rear providing covered parking
- * Convenient for the Villages of Holt and Fardon whilst being close to River Dee walks
- * LPG gas fired central heating
- * Drainage via a septic tank
- * Two en-suite bedrooms with a further main bathroom all to a stunning standard
- * Four double bedrooms with one ground floor bedroom with an en-suite
- * Over 29ft wide open plan dining kitchen with a central island and vaulted ceilings
- * Situated within an exclusive development

These particulars are intended to give a fair and substantially correct overall description for the guidance



of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

Tenure: Freehold

Local Authority: Wrexham County Borough Council

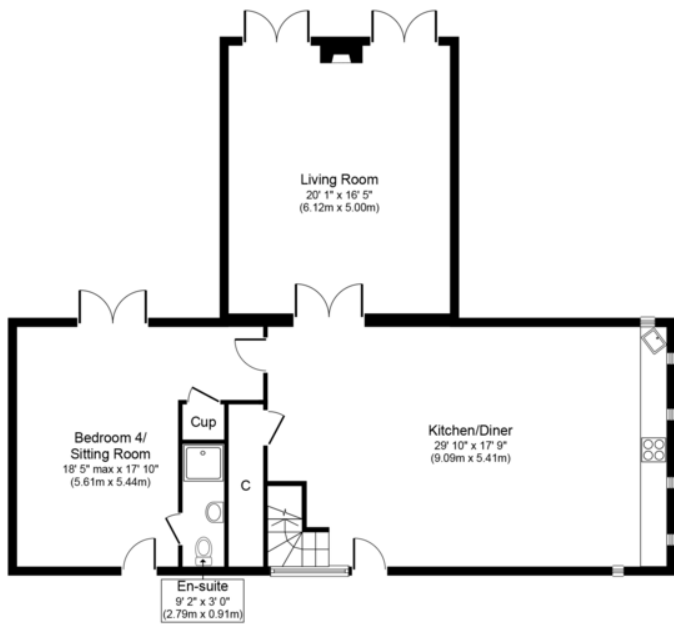
Council Tax: Band G

Viewings: By appointment only

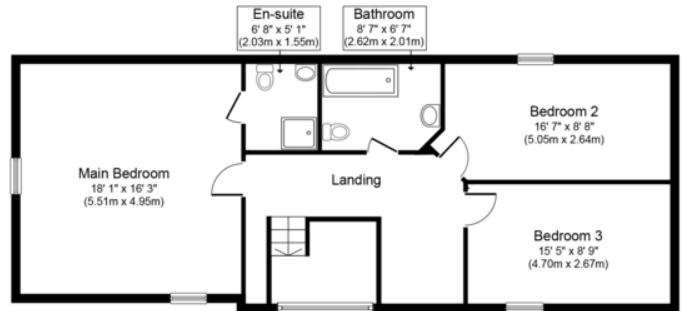








Ground Floor
Approximate Floor Area
1,218 sq. ft.
(113.1 sq. m.)



First Floor
Approximate Floor Area
858 sq. ft.
(79.7 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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