

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	78		71
61		51	



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographic.com. Direct Dial 07973 205 007. Plan produced using PlanUp.

Reference: 3982

Date: 18th July 2017

TENURE As advised the property is freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.
POSSESSION Vacant possession will be given upon completion of the sale.
SERVICES Mains water, drainage, gas, electricity and BT telephone are connected subject to statutory regulations. Neither the services nor appliances have been tested and prospective purchasers are invited to obtain specialist reports if required.
OUTGOINGS Council Tax Band details available from Wrexham County Borough Council.
VIEWING By appointment with the sole agents, Wingetts, 29 Holt Street, Wrexham Tel: 01978 353553.



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The Poplars
 Rossett Road, Holt, LL13 9SY
 Price £895,000





Description

A fabulous 5 bedroom (2 en-suites) detached family home set amongst just under 1 acre of gardens in a desirable semi rural location with an abundance of features including a Pool complex with superb heated indoor pool, showers and changing rooms, lovely far reaching countryside views, potential for 2 holiday cottages (subject to necessary consents) Electric Gated long driveway, beautiful open plan kitchen/Sitting Room and Lounge with Dining Area and Orangery overlooking the private lawned garden. Appointed to a high specification yet incorporating many homely qualities the accommodation briefly comprises a Canopy Porch, Hallway, Lounge with Inglenook Fireplace, Dining Area and spacious Orangery with Bi folding doors, Marble dressed Kitchen with central Island open to Sitting Room with Log Burner, Utility, Cloaks/w.c and a Games Room/2nd Sitting Room. The first floor includes 5 bedrooms and 2 en-suite shower rooms with the Master bedroom enjoying views toward Beeston. The family bathroom boasts a Victorian style freestanding bath. Externally, the gated long driveway divides 2 large lawned gardens and leads to the original Farmhouse which has potential for 2 holiday cottages or business use, 3 garages, Pool house with Conservatory overlooking the gardens, patio areas and ornamental fish pond. Viewing is essential. Energy Rating - D

LOCATION

Situated on the fringe of the much sought after village of Holt which has long been established as a popular location due to its picturesque countryside setting on the banks of the River Dee on the Welsh/English border. The village has a good range of day to day shopping facilities and restaurants together with highly regarded primary school, tea rooms and two village pubs. A regular bus service provides access into Wrexham and Nantwich and there are excellent communication links to Wrexham, Chester and Shropshire to allow for daily commuting to the major commercial and industrial centres of the region. Private Schools are within daily driving distance including Abbey Gate and Kings School Chester and there are a choice of Golf Courses and Leisure Facilities within a short distance.

DIRECTIONS

From the A534 Wrexham Road turn off into the Village of Holt passing Bellis Country Market on your left. Turn left again just prior to the Cross within the Village and then left again at the junction. After approx ¼ of a mile the Poplars will be observed on the right just before the turning for Rossett.

ON THE GROUND FLOOR

A part glazed timber entrance door opens to the:

RECEPTION HALL

With four panel pitch pine doors off to all rooms, stone tiled flooring, upvc double glazed window, picture rail and roll top period radiator.

LOUNGE 5.65m x 3.70m (18'6" x 12'2")

A beautifully presented room featuring a large exposed brick inglenook style fireplace with open fire, heavy timber lintel above and inset spotlights, beams to ceiling, roll top radiator, wival wall light and upvc double glazed side window. The stone floor tiles continue into the:



OPEN ASPECT DINING ROOM 3.91m x 3.19m (12'10" x 10'6")

Having the benefit of upvc double glazed french doors that open onto the rear courtyard, upvc double glazed side window, wiring for two wall lights and period roll top radiator.

ORANGERY 5.47m x 3.69m (17'11" x 12'1")

A stunning addition to this family house accessed from the lounge enjoying lovely views over the garden through almost full width bi-fold doors and four upvc double glazed side windows, stone tiled floor, shaped ceiling with two Velux roof light windows and inset spotlights to ceiling edge, two tall contemporary radiators, tiled feature wall with electric wall hung fire and television aerial point above.



KITCHEN/BREAKFAST ROOM 5.60m x 3m (18'4" x 9'10")

Appointed to an excellent standard with a stylish range of base and wall cabinets dressed with marble work surfaces that is continued on the central island that incorporates the breakfast bar with additional storage cupboards below and glass fronted chilled drinks cabinet. The kitchen also includes a Belling range style cooker with eight burner gas hob and black canopy extractor hood above, Belfast style sink unit with mixer tap, marble upstands to match the work surfaces, integrated dishwasher, under unit lighting, glazed wall tiles, two upvc double glazed windows, walk-in pantry style understairs storage cupboard and stone ceramic tiled flooring that continues into the:



OPEN ASPECT SITTING ROOM 4m x 3.68m (13'1" x 12'1")

Featuring an exposed chimney breast with inset log burner on a tiled hearth, upvc double glazed window that overlooks the front garden, beams to ceiling, picture rail and radiator.



UTILITY

Benefitting from brick frame storage cupboards concealing the Worcester central heating boiler with work surface above incorporating a stainless steel circular sink unit with mixer tap, upvc double glazed window, stone tiled flooring and four panelled pine door opening to:

GROUND FLOOR CLOAKS/W.C

Appointed with a low flush w.c, pedestal wash basin, fully tiled walls and upvc double glazed widow.

A rear covered porch includes tiled floors and walls, two upvc double glazed windows and a part glazed external door to the courtyard.

INNER HALLWAY

Having staircase off to first floor landing, tiled flooring, part glazed external door that leads to a timber framed canopy porch and four panel pine door opens into the:

GAMES ROOM/PLAYROOM 4m x 3m (13'1" x 9'10")

Featuring an exposed brick chimney breast with inset log burner on a brick hearth, exposed beams to ceiling, upvc double glazed front window overlooking the garden, radiator and stone tiled flooring.

ON THE FIRST FLOOR

The landing features exposed timber door frames and skirting boards, three feature leaded internal windows, four panel stripped pine doors off to all rooms, ceiling hatch to roof void and radiator.

MASTER BEDROOM 6.35m x 3.71m (20'10" x 12'2")

Enjoying an excellent degree of natural light through three upvc double glazed windows overlooking the garden and side views towards Cheshire and Beeston, picture rail, two radiators and four panel pitched pine door opens into the:



EN-SUITE

Appointed in a modern style with a wash basin on a vanity cupboard with mixer tap, low flush w.c, shower cubicle with mains shower, Drench shower head and secondary shower head, radiator, fully tiled walls, tiled flooring and upvc double glazed window.

BEDROOM TWO 4.9m x 3.11m (16'1" x 10'2")

Two upvc double glazed windows, wood effect flooring, radiator, picture rail and four panel pitched pine door opens into the:

EN-SUITE

Appointed with a pedestal wash basin, low flush w.c, corner shower cubicle with mains shower, radiator, upvc double glazed window, part stone tiled walls complimented by Travertine floor tiles and storage cupboard housing an additional gas fired central heating boiler.

BEDROOM THREE 4.10m x 3.47m (13'5" x 11'5")

Upvc double glazed window to front and side enjoying countryside views, wash basin set within vanity cupboard, wood effect flooring, three door wardrobe and storage, ornate cast iron fireplace and radiator.

BEDROOM FOUR 4.89m x 3.03m (16'1" x 9'11")

Two upvc double glazed windows, wood effect flooring, radiator and wash basin with vanity cupboard below.

BEDROOM FIVE 3.67m x 3.09m (12'0" x 10'2")

Featuring an ornate fireplace, upvc double glazed window to front from which to admire the countryside views, radiator, picture rail and wash basin set within vanity cupboard.

FAMILY BATHROOM 3m x 2.11m (9'10" x 6'11")

Appointed in a Victorian style with roll top bath on clawed feet with mixer tap and hand held shower take-off, high level flush w.c, Victorian style wash basin on its stand, shower cubicle with mains shower, upvc double glazed window, stone tiled flooring and Victorian radiator.

OUTSIDE

The Poplars is approached through tall electrically operated wooden gates along the driveway with privacy hedging alongside and leading to parking and guest parking, three garages with up and over doors and a rear courtyard centred around a well with slate canopy top. The former two storey farmhouse has potential to create two cottages or business subject to various planning consents fitted with upvc double glazed windows to front and a slate roof. Former farmhouse is currently utilised for storage.

An arched double garden gate off the driveway opens onto a stone paved patio that adjoins a conservatory and pool house.

CONSERVATORY 4m x 3m (13'1" x 9'10")

Overlooking the large lawned garden through upvc double glazed windows and double french doors, stone floor tiles, central ceiling fan and wall light. Access into the:

MAIN POOL AREA 5.73m x 11.33m (18'10" x 37'2")

A well maintained heated swimming pool having a maximum depth of 8ft together with a protective cover, exposed roof trusses, three double french doors, tiled floors and walls. An internal door opens into the changing rooms, wet room area, kitchen, w.c and pump room.

GARDENS

The garden areas in front of the pool house feature an ornamental raised pond with water feature, side paved patio within a walled courtyard which is ideal for barbeques and outside entertaining and there is also a large lawned enclosed garden. The large lawned garden in front of the main house enjoys an excellent degree of privacy from mature hedging and established trees.