





**This Two Bedroom barn conversion is one of only four properties within the development and provides well proportioned accommodation, a spacious garden and is conveniently situated within 2.5 miles of Holt village and 4.5 miles of Wrexham town centre.**

- Spacious Kitchen, Living Room with doors to garden, Cloakroom.
- Two Double Bedroom, Shower Room (En-suite) and Bathroom to the first floor.
- Single Garage, spacious corner plot, gardens.

#### Location

The property is situated at Ridley Wood, a small rural hamlet offering attractive views and countryside walks as well as a country pub 'The Nags head'. The village of Holt 2.5 miles provides shopping facilities for everyday purposes as well as the highly regarded Bells Farm Shop. Wrexham town centre is 4.5 miles and provides comprehensive facilities including the large supermarkets and national retailing outlets.

**Chester 12 miles; Wrexham 4.5 miles; Holt 2.5 miles; Nantwich 19 miles; Crewe Station 24 miles**

#### Accommodation

From the courtyard a stable style door opens to the entrance area which leads directly into a spacious Kitchen. The entrance area provides a **Cloakroom** with low level WC and wash hand basin as well as a useful storage cupboard currently incorporating a tumble dryer. A heated tile floor continues seamlessly into the **Kitchen 3.9m x 3.1m** this is fitted with shaker style wall and floor cupboards complemented with granite work surfaces. Appliances include a four ring ceramic hob with oven beneath and extractor above, integrated dishwasher, fridge and freezer. There is also plumbing for a washing machine. An archway with step down leads into a **Living/Dining Room 4.4m x 4.0m**, this incorporates a staircase rising to the first floor, heated tile floor and glazed double doors opening onto a spacious rear garden.

To the first floor there are Two Double Bedrooms, a Bathroom and Shower Room En-suite. **Bedroom One 4.3m x 4.0m** is a generous double bedroom overlooking the rear garden and incorporating an **En-suite Shower Room** fitted with a low level WC, pedestal wash hand basin and heated towel rail. **Bedroom Two 4.5m x 2.6m** is a further





generous double bedroom providing space for freestanding wardrobes and offering far reaching views across farmland to the Bickerton and Peckforton Hills in the distance. The **Bathroom** is fitted with a panel bath with mixer tap serving shower attachment, pedestal wash hand basin, low level WC, heated towel rail and tile floor.

#### Externally

There is a communal courtyard to the front of the property for the benefit of the residents, this is a car free area. The enclosed rear garden is principally laid to lawn incorporating an India stone patio and overlooks fields to the rear, a gateway from the rear boundary gives access to a communal pathway for the residents to access the gardens from the driveway. From the driveway there is a Single Garage, car parking spaces are available on a first come first served basis.

#### Directions

If heading towards Wrexham on the Holt/Farndon bypass. At the end of the bypass turn left onto Francis Lane (B5130) signposted Ridley Wood and Isycoed, follow this lane for approximately 1.5 miles and Laurel Grove Barns will be found on the right hand side.

#### Services (Not tested)/Tenure

Mains Water, Electricity, Electric, Shared treatment plant for the development.

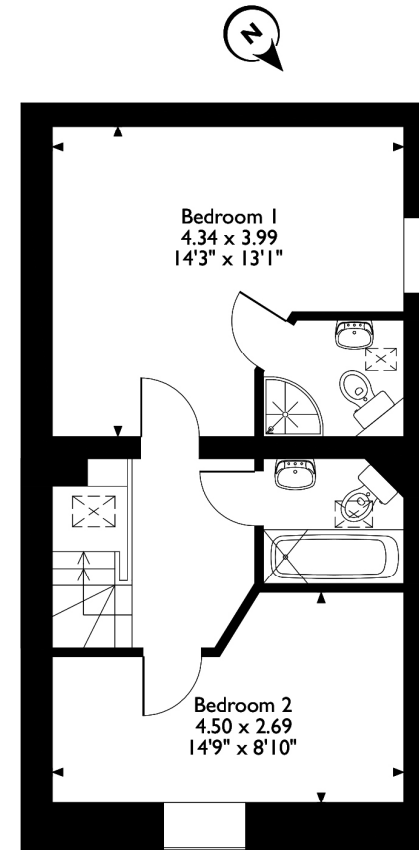
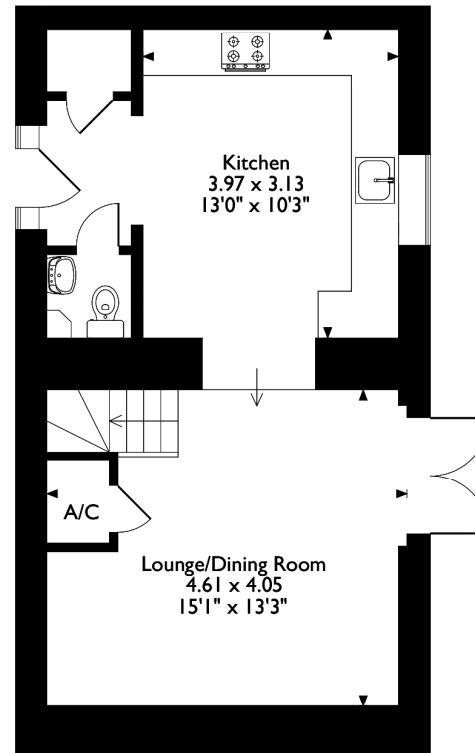
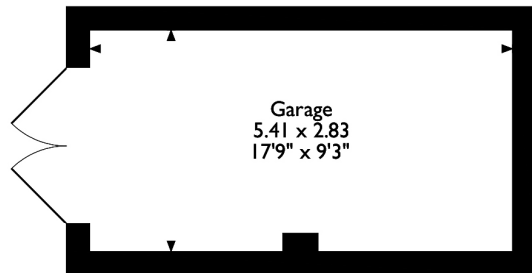
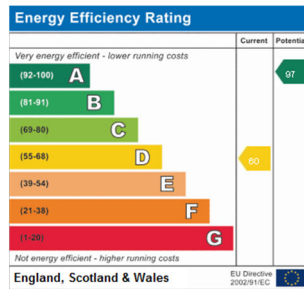
#### Viewings

Strictly by appointment with Cheshire Lamont Tarporley.





Approximate Gross Internal Area  
Main House = 840 sqft/78 sqm  
Garage = 161 sqft/15 sqm



**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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