



Cornish Hall, Wrexham Road  
Holt, Wrexham

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# Cornish Hall

## Wrexham Road, Holt, Wrexham, LL13 9SW

A substantial Grade II listed residence offering 5,600 sq ft of versatile living space set within 2.4 acres close to the popular village of Holt.

Holt 1.4 miles, Farndon 2.2 miles, Wrexham 4.1 miles, Chester station 11.3 miles (London Euston 123 mins), M53 16.1 miles

Porch | Reception hall | Reception room  
Drawing room | Sitting room | Dining room  
Kitchen/breakfast room | Utility | Bathroom  
Cellar | Pantry | 2 Store rooms | Principal bedroom with en suite bathroom | 6 Further bedrooms, 2 with en suite facilities | Family bathroom | 2 Attic rooms | Garage Detached barn | Garden | About 2.39 acres

### The property

Cornish Hall is a handsome 17th century Grade II listed detached country farmhouse with brick and rendered elevations and stone mullioned windows. The property has undergone an extensive programme of meticulous and in-keeping renovation throughout, involving the preservation of a wealth of original character features including exposed wooden flooring, timber beams, ornate stairways and feature fireplaces.

The reception hall with its impressive turned oak stairway cool cellar below opens to the sitting room with its bay window, exposed brickwork and log burner, alongside which is the formal drawing room with open fireplace and views to the grounds and beyond. The central country kitchen and breakfast room features

terracotta tiled flooring and an array of bespoke cabinetry, with Belfast sink and multi-fuel burner. Adjoining is an imposing reception room flowing to the dining room and further utility. A secondary porch entrance and attractive family bathroom complete the ground floor accommodation.

The sprawling first floor houses a total of seven adaptable and charming bedrooms accessed via several staircases offering potential for split accommodation. The principal suite enjoys a balcony, walk-in wardrobe and a luxurious en suite bathroom with dual sinks and a freestanding copper bathtub. An additional bedroom benefits from a large balcony with far-reaching views, with one further room on this floor having an en suite shower room. A chic family bathroom serves the other bedrooms, with three well-proportioned and adaptable attic rooms on the second floor, one also with a modern en suite shower room.

### Outside

The imposing property enjoys a considerable plot surrounded by scenic countryside, with an attached garage and tree-lined driveway flanked by expansive formal lawns with a multitude of mature specimen trees and a 41 ft. brick-built barn. There is a rear orchard, further land, two useful attached store rooms, manicured gardens with established shrub and herbaceous planting and multiple stone-laid sun terraces.

### Location

The charming village of Holt is ideally situated between the thriving cities of Chester and Wrexham, therefore enjoying access to a comprehensive range of cultural and recreational facilities. The village of Holt provides a wealth of amenities including a convenience store, café, post office and farm shop. Chester boasts the King's and Queen's independent schools and convenient rail services to London Euston.









## Floorplans

Main House internal area 5,611 sq ft (521 sq m)  
Balcony external area 159 sq ft (15sq m)  
Garage internal area 371 sq ft (35 sq m)  
Detached Barn internal area 670 sq ft (62 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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## Directions

The what3words app will direct you to the precise property location.  
what3words: ///failed.thrillers.sunk

## General

**Local Authority:** Wrexham Borough Council

**Services:** Mains electricity and water. Oil fired and multi-fuel central heating and private drainage. we understand that the private drainage at the property may not comply with the relevant regulations.

**Council Tax:** Band G

**Fixtures and Fittings:** All fixtures and fittings are excluded from the sale but may be available by separate negotiation.

**Tenure:** Freehold

**Wayleaves & Easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

**Guide Price:** £1,250,000

## Chester

Park House, 37 Lower Bridge Street CH1 1RS

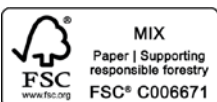
**01244 354880**

chester@struttandparker.com  
struttandparker.com

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