



The
Coach House

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Secluded but not isolated, The Coach House sits amidst a handful of beautifully converted farm buildings on the outskirts of Rossett.

An idyllic setting, park up in the two dedicated parking spaces or double garage afforded to The Coach House (visitor parking is also available) before crossing a dainty bridge over a stream to arrive at the front door.





WELCOME

Renovated in 2004, The Coach House maintains the fresh feel of a modern barn conversion, retaining the character of its barn origins and features behind a comforting balm of straight walls and fresh, smooth plaster.

Beyond the cobbled courtyard, step through the front door, nestled within the original barn door, and onto the stone flag floor of the entrance hall.

CLASSIC FEATURES...CONTEMPORARY LIVING

Spacious and light, the double height ceiling adds an instant airiness and warm welcome, coupled with exposed stone and rustic beams. Classic meets contemporary in the décor, a motif that extends throughout the home.

Above, a feature rattan light fitting cascades down, celebrating the height of the ceiling, whilst natural light flows down from a roof light above.

“I love the space downstairs, it’s wonderful at Christmas, with a really tall tree by the stairs.”



“It’s lovely in the lounge in the evening, the setting sun casts dramatic skies over Hope Mountain.”



FEAST YOUR EYES

The perfect central hub for family feasting, there is ample space for a large dining table set before the shuttered window overlooking the stream and courtyard to the front.

Glazed double doors open into the living room, where classic notes combine with contemporary shades in the grey panelling to the lower walls, evocative of the heritage of the home whilst keeping a fresh and current feel. A spacious and bright room, warmth emanates from the log-burning stove, inset within an arched painted brick surround. Underfoot, stripped back antique pine extends, harmonising with the wooden beams above.

Light streams in through the arched doors, providing seamless views out and instant access to the patio for evening drinks in the garden.



WINE & DINE

Coming out of the living room, turn right into the cocooning kitchen, the sociable heart of the home. Arched glazed doors open to reveal a spacious kitchen-living area, tiled underfoot in cream, whilst shades of Farrow & Ball's 'Railings' adds balanced drama in the cabinetry, accented by the copper hues in the black granite tones in the worktops. Integrated appliances include a double oven, induction hob, undermounted sink, fridge-freezer and dishwasher. Gather around the oak-topped central island with a glass of wine and swap stories with the chef, or relax in the snug, where double doors open to the large patio for alfresco dining and summertime barbecues.

A utility room tucked off the kitchen, offers additional cupboard storage, with a second sink and plumbing for a washer and dryer.

Returning to the entrance hall, to the right discover the handy cloakroom, with hanging space for coats and hats, and leading through to the downstairs WC and wash basin. No room, small or large, is overlooked when it comes to décor and style.





SOAK & SLEEP

From the entrance hall, take the stairs up, touching the tactile exposed stone wall on route to the gallery landing, offering fabulous views down over the spacious entrance-dining hall.

Turning right, discover bedroom three overlooking the front courtyard. Cosy and carpeted underfoot, with high wooden skirtings, light flows in through a high Velux window and low cottage-style shuttered window. Currently serving as a home office, watch for deliveries at the front door while you work.

Continue along to the main bedroom, a light-filled room with tall windows and Velux windows to several sides. Warmth emanates from the feature fireplace, ideal for lighting candles for romantic nights.

Spacious and serene, wake up to breathtaking views over Hope Mountain. Currently accommodating a modern four-poster bed, the main bedroom also benefits from its own walk-in wardrobe, which precedes the ensuite.

Luxuriate in the large P-shaped bath with overhead shower. Tiled underfoot and to the walls in soothing buff tones, and furnished with wash basin and WC, this spacious ensuite is ideal for relaxing and refreshing your senses after a busy week.



ROOM WITH A VIEW

Turning right from this bedroom, immediately on the right once more, arrive at bedroom four, where views of Hope Mountain present themselves in the large Velux window.

Across the way, the family bathroom is fully tiled to walls and floor. Bathed in light courtesy of an overhead Velux window, this room of refreshment features a bath with showerhead attachment, separate walk-in shower, wash basin and WC.

Bedroom two awaits at the end of the landing, a peaceful, elegant double bedroom with far reaching views in the direction of Hope Mountain. Carpeted in silvery grey, storage is in abundance, with fitted wardrobes hugging the angle of the roofline.

Above the main bedroom, second bedroom and landing there is ample storage space in the part-boarded loft, whilst further storage space is available in the garage.





ENTERTAINING HAVEN

The ideal home for entertaining family and friends, the large rooms are connected by glazed double doors which can be opened up to create a seamless flow.

Throw open the arched doors from the living room and drift out onto the large patio, the perfect place for barbecues with loved ones. Beyond, step up to the lush green lawn, a spacious, flat area ideal for ball games and fun.

A low maintenance, walled garden, soak up the sunshine throughout the summer months. Totally private and gated through to the back, this garden is secure for both children and pets.

Nestled within a friendly community, at The Coach House there is a sense of seclusion without feeling isolated. When entertaining, should you require additional parking, drop a message to the residents' WhatsApp group, where your friendly neighbours will be happy to lend their parking spaces when not in use.

The communal parking area is maintained by a management company owned and run by residents (owners automatically become directors in the company) allowing you to retain control of this relaxed committee.



ON YOUR DOORSTEP

Rural, but not remote, pick up your milk, bread and essentials from the local store in Rossett or Higher Kinnerton, just a short drive away. Also close by for supermarket shops and retail therapy are all the shops, outlets, cinemas and entertainment of Wrexham and Broughton.

For theatres, culture, restaurants and bars, the ancient walled city of Chester is a little over 15 minutes' drive away.

Surrounded by fields and footpaths, the local area is ideal for amblers and dog-walkers. Why not stroll the wooded area of Maes Y Pant, part of the old Marford Quarry and popular with dog walkers.

After a walk along the River Dee, or around Rossett or Marford, treat yourself to a refreshing thirst-quencher in one of the many pubs in Rossett, Marford or Higher Kinnerton.

Dine out at the Golden Lion or the Hideout Bistro and Bar in Rossett.

Commute into the cities with ease, the A55 and M56 provide excellent links throughout the North West, whilst Chester station is handy too, only 17 minutes' drive away.

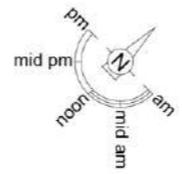
Families are well served by schooling, with St Peter's Primary School in Rossett, The Rofft Primary School in Marford and the Dogleston pre-school and primary schools to the north.

Independent schools are also close by in Chester at Kings and Queens.

For those looking to relax and ease into country living whilst retaining connections to the city and towns, The Coach House offers the best of both worlds; an idyllic home in the heart of rurality, with all you need close by.



Approximate Gross Internal Area = 210.8 sq m / 2269 sq ft

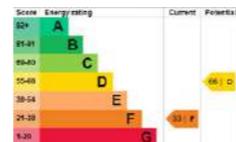


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID 897787)



The Coach House

FINER DETAILS

- Barn Conversion
 - Rural Location
 - 4 Bedrooms
 - Lounge
 - Dining Area
 - Family Room
 - 2 Bathrooms
 - Large Garden
 - Beautifully Presented
- Leasehold
 - There is a £200 a quarter fee, this is subject to review by the management company. This fee covers upkeep of communal areas, gardening, communal electricity and any adhoc maintenance.
 - When you buy a property you become a director in the management company.
 - Management meetings held 3/4 times a year
 - In these meetings, it is decided what the fee is spent on, for example we are currently discussing electric charge points and doing some work to the communal drive way and parking area.



The Coach House



presented by

CURRANS

unique homes

 WHAT3WORDS: telephone.bars.tries

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