



1
TREVALYN
MANOR
—
ROSSETT



A Warm Welcome

Trevalyn Manor is a grand Grade II listed manor house dating back to the 18th Century, a fine example of exquisite Georgian architecture, lovingly restored and converted into five show-stopping properties.

Set within 17 acres of private grounds, including tennis courts, a fruit tree orchard and woodland, and manicured gardens, all maintained for you to enjoy. There is even an exclusive courtyard for residents of the Manor House.

Enter through the gates and make your way down the tree-lined driveway through the beautiful grounds of Trevalyn Manor.



"Jaws have dropped when visitors have come into the property."



Georgian Elegance

The property has private access directly into the kitchen and reception rooms. There is also a grand communal entrance hall with pillars and columns that showcase the grandeur of the Manor. The subtle, sophisticated interior with calming cream tones allows the original Georgian features to sing.

The property is perfect for entertaining, with elegant reception rooms filled with Georgian opulence reminiscent of glamorous cocktail parties where guests can mingle and chat.

The living room is breathtaking, with a magnificent Adams' revival fireplace and a towering ceiling adorned with intricate coving. Two sets of French doors to the manicured front gardens fill the room with light.

"The fireplace gives the property wow factor, and it is lovely to light in the winter months."

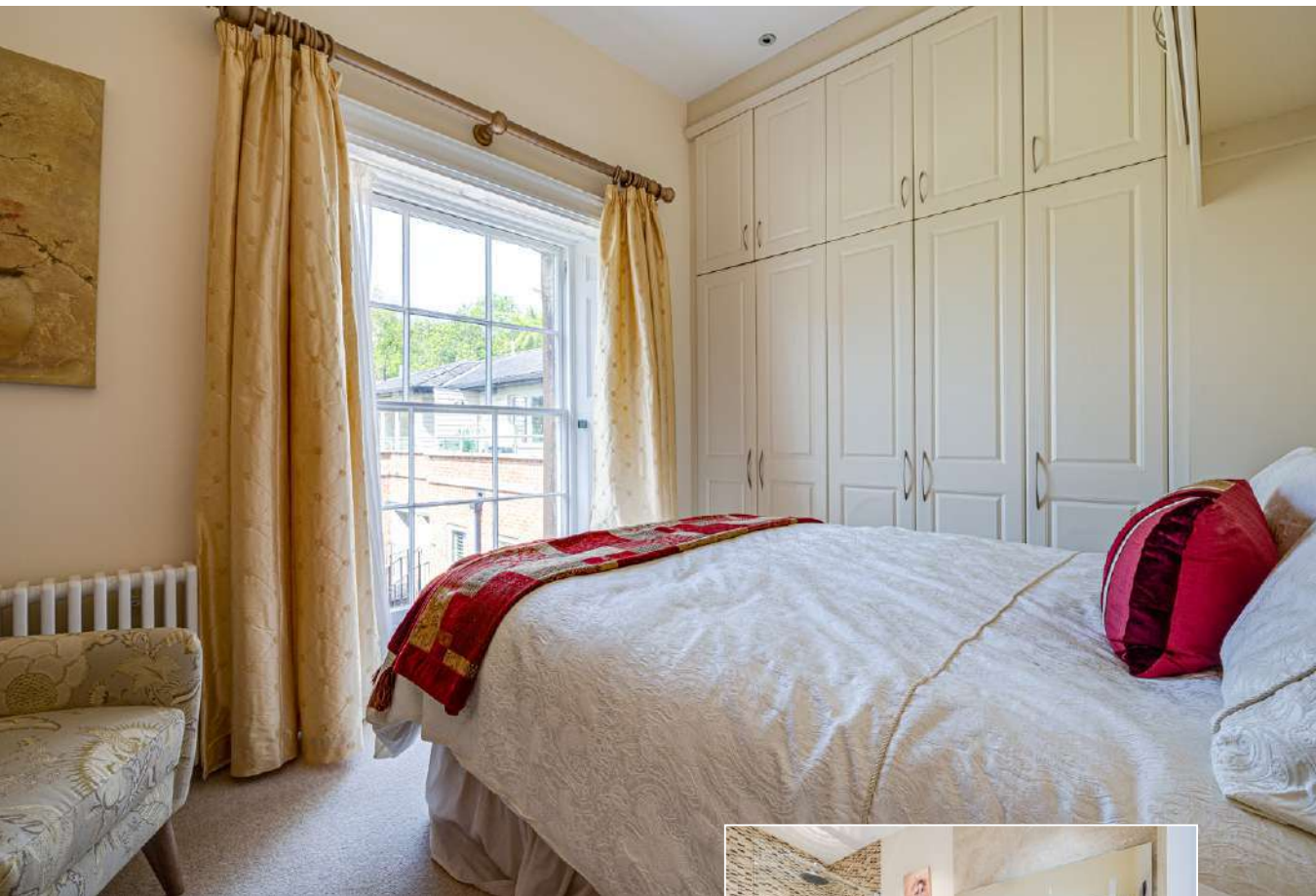
The impressive dining hall is a lovely space with two sets of double doors opening up to the manicured front garden area and the staircase leading up to the first floor.



A Kitchen Filled with Light

The kitchen is fully equipped with wooden shaker-style units painted in a subtle soft cream and topped with butcher block oak worktops. A central island creates additional workspace and gives a social element to the room with handy stowaway stools. There is plenty of space for a comfortable sofa, and the sun streams onto the dining table, which sits beautifully in the substantial bay window.





Rest & Refresh Beautiful

The two double bedrooms on the first floor are as elegant and sophisticated as the rest of this lovely home. The master bedroom has an attractive view out to the front of the property across the wonderful grounds. The second bedroom has built-in wardrobes to ensure enough storage space.

The main bathroom and ensuite lean towards a more modern interior in the design and the ~~stone tiles~~ Ideal for luxurious bubble baths at the end of a long day.





"The residents' garden is a lovely little oasis."

The Grounds *grandes*

From the landing, you can access the private balcony, which overlooks the exclusive residents' courtyard garden and gives a lovely spot for a morning coffee and quiet contemplation as you take in the morning chorus and the gentle babbling of the water fountain.

The grounds of Trevalyn Manor allow the residents to enjoy the wildlife, woodland and walks through the orchard, or a game of tennis on the tennis courts. Watch the grounds change throughout the seasons, from abundant greens to rich copper tones as the leaves begin to turn, a real sight to behold.

There is two designated parking for the property, a garage, and an outdoor store.

are







On Your Doorstep

Living within a private gated estate such as this, makes the property an ideal lock-up and leave option. Wrapped up in leafy greenery, but a 10 minute walk brings you to the heart of the village which is amply stocked with amenities including two churches, pharmacy, doctors' surgery, dentist, three hairdressers and a Coop store. Two pubs; The Golden Lion and The Alyn, as well as Rossett Hall Hotel, with its brasserie and bar, and the Hideaway bistro are all ideal for an evening meal, catching up with friends or a Sunday lunch. Drop in to the recently opened Cwtch café for coffee, delicious home-made cakes and snacks.





TREVALYN MANOR

ROSSETT

Approximate Gross Internal Area = 172.9 sq m / 1861.2 sq ft
 Garage / Store = 20.1 sq m / 217 sq ft
 Total = 193 sq m / 2078.2 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID969967)

Walk for 15 minutes up the hill to arrive at the Trevor Arms in Marford, an atmospheric Georgian inn.

Keep fit at your local gym at The Grosvenor in Pulford, replete with its soothing country gardens and spa.

Country walks and bike rides are plentiful, with Marford Quarry Nature Reserve ideal for dog walks and days out with the family nearby.

Families are well placed close to local primary and secondary schools within Rossett and with access to independent schooling nearby.

Being almost equidistant between the bustling cities of Chester and Wrexham, you can catch a bus that runs every 20 minutes from the village in both

directions, providing an instant fix for shopping trips and visits to the cinema and theatre.

Road communications are excellent, being half a mile from the A483 Wrexham By-Pass which connects to the Chester Southerly By-Pass, facilitating access to the national motorway network. The Wrexham Industrial Estate, Chester Business Park and Deeside Industrial Park are all within a short commuting distance.

The larger cities of Liverpool and Manchester which are served by international airports, are less than an hour's drive away.

Commuting to London is so convenient; only about 20 minutes to Chester station where you can catch a train and arrive at London Euston within 2 hours.

Tenure & Services

The freehold is held by a limited company of which each of the property owners has a share of the company. The company acts as the "landlord" and each owner signs a lease agreement. Management charges are payable for the maintenance and buildings insurance for the manor house itself, in addition to the Trevalyn Estate costs. At the time of writing, we are informed the combined service charges amount to £434 per month. This effectively covers gardening, external maintenance of the manor house, repairs, buildings insurance, water and drainage.

Finer Details

- Trevalyn Manor has mains water and electricity.
- LPG gas central heating
- Private estate drainage system (a new Biodisc was installed in 2019)
- Satellite, TV, alarm and broadband connections

1 TREVALYN MANOR — ROSSETT



presented by

CURRANS
— *unique homes* —



WHAT3WORDS: swatting.obstruction.custard

To view 1 Trevalyn Manor
Call John
on 01244 313 900
Email: john@curransunique.co.uk

18 Grosvenor Street, Chester CH1 2DD
www.curransunique.co.uk



SCAN ME TO
BOOK A VIEWING