

BEECHMOUNT



A home so enchanting it featured on BBC Wales Home of the Year in 2022, Beechmount melds monochrome Georgian Gothic Revival grandeur with homely warmth and contemporary comfort.

Poised on the cusp of Wrexham and Chester, Beechmount is a home that excels at offering the best of both worlds. Only 15 minutes from Chester's independent schools and with all of the amenities of Wrexham and Chester close at hand, Beechmount is wrapped up in rurality, with walks in the North Wales Wildlife Trust-run Marford Quarry close by.

Facing Marford Hill, Beechmount is idyllically situated in one of North Wales' most sought-after postcodes.

Pull onto the large driveway, where parking is ample. The detached garage, painted Zoffany Architects White and doors in a lordly Manor House Grey from Farrow & Ball, offers secure parking, with up and down wall lights from Astro providing stylish illumination. Subtle CCTV adds peace of mind for those who regularly travel, for business or pleasure.

A HOME WITH HERITAGE

Dating back to 1805, Beechmount, previously known as Marford Cottage, was originally built as a farmhouse, alongside a local pub and several workman's cottages, in Gothic Revival style, for the Trevalyn Estate.

A home whose warmth and welcome has been retained throughout the centuries, Beechmount is a home whose balanced Georgian symmetry reflects the proportional living found within.

From beneath the handsome porchway, lovingly rebuilt to mirror the original, step into the light and airy entrance hall, where hardwearing, pure wool Jacaranda Otto carpet extends underfoot. Instantly captivating are the Georgian archways, furnished with original solid wood, gothic-style internal doors which bring the heritage of the home to life.

Turning left, step through to the formal living room, a calming space, carpeted underfoot and warmed by the graphite grey cast iron radiators, utterly befitting of this period home. Warmth also emanates from the elegant Chesney log-burning stove, nestled within its cream stone surround. Classic shades play with the light that streams in through the ornate windows, whilst the cool, chalky white of Zoffany's Architects White adorns the ceiling beams.

A built-in television unit with shelving maximises the potential of the alcoves to either side of the fireplace, blending traditional elements with a modern way of living.

A former doorway has been transformed into an internal window, retaining the original architecture and providing a tantalising preview of the stunning family kitchen extension beyond.





“For us, the cinema room is perfect when gathering as a family.”



REDEFINE YOUR LIFESTYLE

Reimagining the home for modern living, the former dining room at Beechmount has been renovated and redefined as the home cinema room. With the wiring and sound systems seamlessly sunken within the walls and ceiling, and a captivating bioethanol burner issuing warmth and welcome, technology is at the forefront of this room. Yet as throughout Beechmount, respectful homage is paid to those antique features which make the home a timeless treasure, with precision measured pelmets highlighting the ogee windows perfectly, hung in Wemyss Matterhorn Fabric in Steeple Grey.

Pause a moment in the window seat to spy an enigmatic etching reading 'October 1849' in the glass; Beechmount is a home filled with such quirks.

SAVOUR THE MOMENT

However, it is the family kitchen extension that is the true cause for celebration at Beechmount. Opened up to create a communal aspect, this bespoke space, from Chester's Clarendons Kitchens, is cleverly zoned to enable cooking, homework completion, relaxation and entertainment all in one with underfloor heating throughout.



"The kitchen is the heart of the home."



FEAST YOUR EYES

Come rain, come shine, the kitchen is flooded with light courtesy of custom-made conservation rooflights, which is reflected in the mirrored splashbacks from Mirrorworks. A range of brand-new Bosch appliances including fridge, freezer, dishwasher and wine fridge feature, alongside a Shaws of Darwen sink fitted with classic Perrin & Rowe taps, in keeping with the vintage of the home. The Wedgewood Blue island adds a refreshing spark of sociability to proceedings, ideal for food preparation and homework alike.

Moss Green shades bring a soothing calm to the sitting area beneath the beams, where a carefully sand blasted beam contrasts with the painted brick fireplace, within which a cream, remote control operated log burner issues warmth throughout.

Feast your eyes on the garden views, as bifolding doors present full height vistas of the outdoors from the dinner table. A utility room also by Clarendons Kitchens offers additional storage and again furnished with the same Shaws of Darwen sink, fitted with Perrin & Rowe taps.



VERSATILE SPACES

Downstairs from the ground floor, the current owners discovered a large cellar, now fully renovated as a playroom for the children and furnished with ample fitted storage (also offering additional accommodation for overnight guests when needed). Light and bright, this versatile room could also serve as a home office.

No room at Beechmount escapes attention when it comes to décor and planning, with the downstairs bathroom, furnished with wash basin and WC, adorned in playful Thibaut Carlotta wallpaper:

Ascending the stairs to the first floor, admire the stunning glass chandeliers, sourced from the Venetian island of Murano. Capitalising on every inch of space, even the landing offers stylish functionality, encompassing a zoned off home office space for a desk and chair, cleverly sectioned off with wallpaper to create a defined work area.





AND SO TO BED...

Dusky shades of pink adorn the walls of bedroom two, a light-filled and dual aspect bedroom with views out over the garden. Built-in wardrobes provide plenty of storage in a room sure to delight children and guests alike.

Turning left from the landing, seek sanctuary in the master suite, where cast iron radiators exude warmth alongside a handsome cast iron standalone fireplace. Again, it is the original windows, now benefitting from secondary glazing in the master bedroom, that instil such light and elegance in this dual aspect room. The handy shower room ensuite too is filled with light, flourishing in through the Velux window above.



REST AND REFRESH

Along the landing, the family bathroom offers refreshment for all, furnished with bath containing overhead shower, wash basin and WC. Tiled to the walls, the soft grey shades harmonise effortlessly with the decorative motif of this illustrious home.

Bedroom three, with its cast iron radiators, is a warm and welcoming bedroom, with insulated plasterboard ensuring maximum heat retention, dressed in night sky shades of blue.

Peep through to the nursery, with panelling along the wall and dressed in complementary shades of Neptune's Old Rose. Pure wool carpets feature throughout the bedrooms, adding such warmth. Views extend out over the Bickerton Hills.





WRAPAROUND GARDENS

Nestled within wraparound gardens, the outdoor spaces at Beechmount are an extension of the entertaining space within.

Walled for the most part and securely fenced too, the garden is safe for children and pets.

Returfed in the last two and a half years, ornamental pear trees, border much of the perimeter and produce pretty white blossom in the springtime. Wired for robotic lawn mowers, simply sit back with a glass of wine in the summer months and relax in the sunshine as the hard work is done for you.

Classic borders are well stocked with planting, with a choice of three patios, allowing you to follow the sun as it moves around.

Catering to all the family, at the end of the lawn is a play area, currently furnished with a swing set and Wendy House. With an electric and water supply in the garden, alongside a built-in pizza oven and outdoor kitchen area with marble worktops, entertain with ease throughout the year.



OUT AND ABOUT

Ideally positioned in the heart of rurality, town conveniences are only a 15-minute bus ride away, with a service into Chester running every 15 minutes.

Nestled on the Wrexham-Chester border, there are ample shopping opportunities in both cities, with the award-winning independent Chester schools of King's and Queen's just ten minutes' drive away.

Across the road, designed in the same Gothic Revival theme as Beechmount, call in for a thirst-quencher at your local country coach house pub. The Golden Lion in Rosset is only a ten-minute walk away, with a number of great pubs to be found along the bus route into Chester.

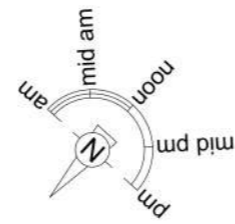
With country walks on the doorstep, take a turn around the nearby Marford Quarry, excavated to provide aggregate for the Mersey tunnel and now left to rewild, it is now home to much wildlife including rare butterflies.

Commuters are ideally placed for motorway links, with the M53 within easy reach.

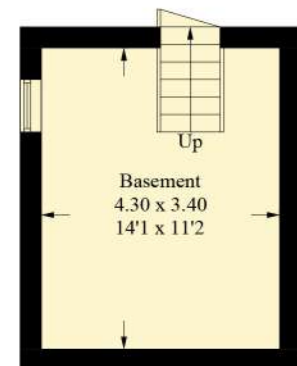
An utterly unique home, Beechmount calls to the soul of those with an appreciation for the history of period homes, and who would relish the chance to play a role in serving as custodian to a home with true beauty.



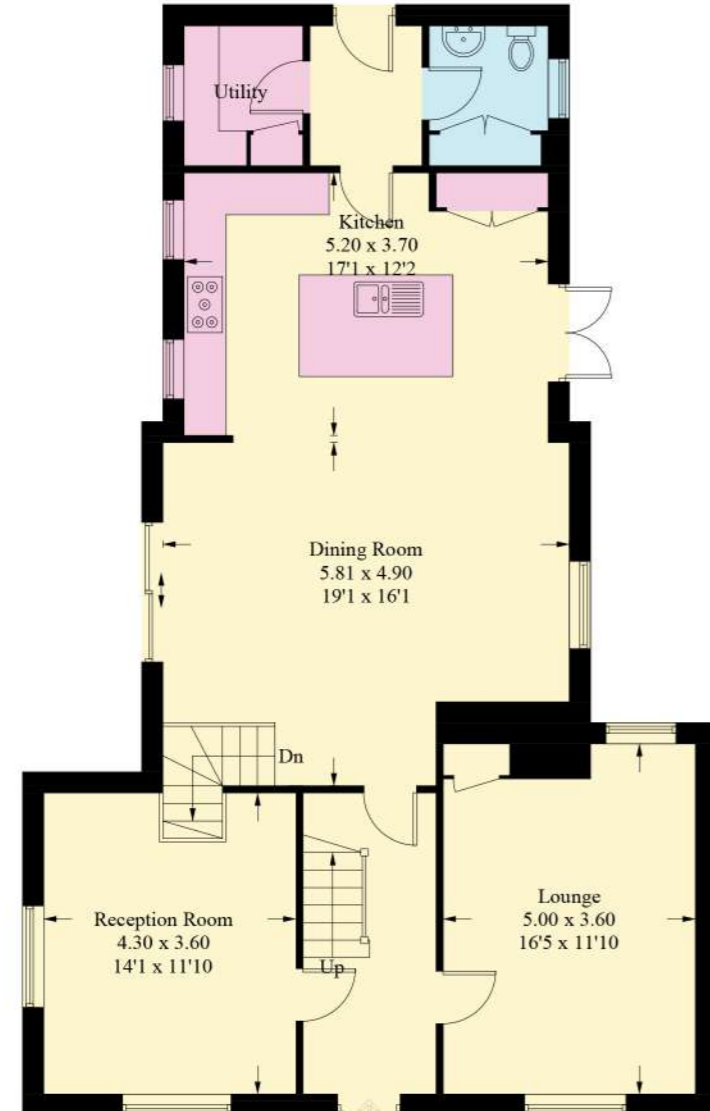
Approximate Gross Internal Area = 185.8 sq m / 2000.3 sq ft



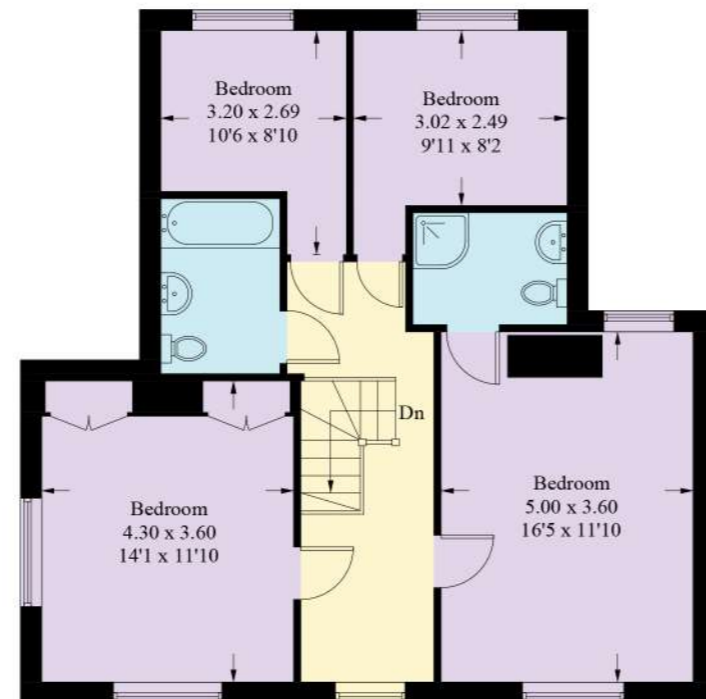
BEECHMOUNT



Basement



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1040023)



Score	Energy rating	Current	Potential
82+	A		
61-81	B		
49-60	C		
35-48	D		
21-34	E		
9-20	F		
	G		

FINER DETAILS

- Freehold
- Council Tax Band G
- Ground floor underfloor heating
- Sound system throughout home
- Double Garage
- Bosch appliances
- Claredons bespoke kitchen
- Gas central heating
- Mains drainage
- Basement



BEECHMOUNT

presented by

CURRANS

unique homes

/// WHAT3WORDS: nuggest.prettiest.whizzing

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