



THE OLD BYRE
ROSSETT

Amidst the patchwork of green fields, discover The Old Byre, one of a cluster of characterful 19th century barns, converted to create the ultimate space for family living, in the heart of the countryside and just a 12-minute drive from Chester.



Peaceful Haven

Tucked off a quiet country lane, a sweeping driveway provides access to the tranquil, communal courtyard of Devon court.

Set behind an electric gated entrance abundant parking is available to the rear, with space for a car outside the front door. Additionally, The Old Byre offers a double garage, with electric door and plumbing with sink inside, alongside loft space for storage accessed via a staircase.

Follow the path, leading up through the neat front lawn to arrive at the sheltered entrance to The Old Byre, festooned in fragrant wisteria, and where a new stable door emanates old school warmth and welcome.

A Warm Welcome

Indoors, the tranquillity continues, with the soft curves of the porthole window drawing light in from the front. Overhead, exposed beams, painted white for a fusion of classic and contemporary, evoke the heritage of the home.

New flooring flows out underfoot, harmonising with the new doors which also feature throughout. Freshen up in the recently fitted cloakroom ahead, furnished with wash basin and WC, before sneaking a peek at the peaceful study next door.

Tucked away from the main flow of rooms, this private and peaceful study, with its exposed beams and verdant views, is the ideal refuge for those working from home.

Off the entrance hall there is ample storage in the walk-in cupboard for all your coats and shoes.





Entertain with Ease

Brimming with light, directly ahead from the front door, step into the sociable kitchen-family room, the heart of the home. Exposed timber beams adorn the 1.5 height ceiling, amplifying the sense of light. A practical kitchen, thoughtfully designed for modern family living, the large, granite-topped central island offers ample storage, alongside breakfast bar seating, and also houses the sink.

With plenty of storage and preparation space, the kitchen is well served by appliances, featuring a large, Range-style cooker with oven and hob, extractor hood, fridge, freezer, microwave and instant boiling tap.

Warmth and Light

Warmth emanates from the underfloor heating whilst the large windows reach up to the apex of the ceiling to maximise light flow and views, which extend out over the garden and weeping willow tree, to the fields beyond.

An entertaining haven and family hub, served by an integrated sound system, this room is simply designed for connecting with loved ones and enjoying the outdoors, with bifolding doors providing instant access out to the patio.

Tucked off the kitchen, arrive at the handy utility room, with further storage and plumbing for a washing machine and dryer.





Room to Unwind

Continue through to reach the versatile library, where whitewashed beams infuse character. The deep cottage window draws in light and views of the outdoors, whilst wood-effect tiled flooring flows underfoot. Ideal also as a dining room, library or music room, there is immense flexibility for use to the different spaces at The Old Byre.

Snuggle up for cosy evenings with family and friends in the spacious lounge, which flows on seamlessly from the library. Beams bedeck the ceiling once more, whilst warmth emanates from the log-burning stove, inset within the chimney breast.

Cool contemporary colours permeate the walls, with recessed alcoves, gently illuminated by LED lighting. Warm and cosy in winter, light and airy in summer, this is a home for all seasons.

A Sense of Sanctuary

From the entrance hall ascend the stairs to the first-floor landing, where four spacious double bedrooms await.

To the right, nestled beneath a high, vaulted ceiling, bedroom two offers an abundance of storage in the range of fitted wardrobes. Exposed beams and contemporary colours adorn the walls and ceiling creating a sense of sanctuary. This room also features its own private shower room ensuite.

Turning left from the top of the stairs, sneak a peek at bedroom three. Every child's dream den, this bedroom features a wealth of fitted wardrobe storage, desk and drawers, with stairs leading up to a mezzanine level sleeping area beneath the characterful exposed beams.





Soak & Sleep

Soak away the aches in the P-shaped bath, with shower over, as light streams in through the Velux window overhead. Vanity unit storage features once more, with a heated towel radiator and WC also available.

Further storage can be found on the landing, before arriving at bedroom four, an inviting double bedroom, carpeted underfoot, conveniently situated next door to the family bathroom.

Wake up to far reaching country views from the master suite, tucked privately away at the end of the landing.

A serene and secluded sanctuary, nestled beneath a high, vaulted ceiling, the master suite is brimming in storage, with a wealth of fitted wardrobes and bedside tables. Private, peaceful and with wonderful views, the beams and soothing shades of this room enhance the sense of refuge, whilst the ensuite bathroom, furnished with shower, wash basin and WC is a haven for the senses.

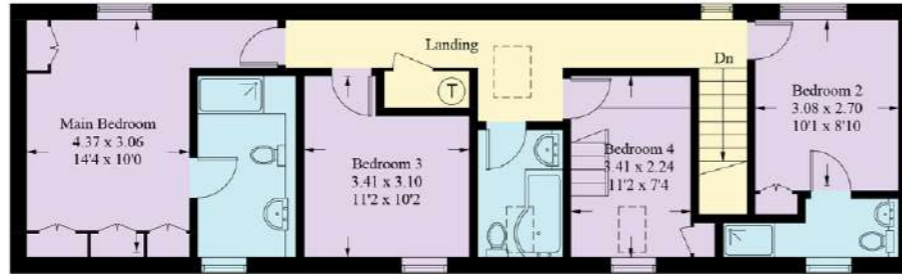
There is also useful boarded loft space with electricity and lighting in place, handy for storage.



Approximate Gross Internal Area = 187.3 sq m / 2015 sq ft

FINER DETAILS

- Freehold
- Private Parking
- Detached large double garage with loft room
- Large rear garden with views of open fields
- Open plan family kitchen



First Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID990625)

Tranquil Oasis

Soak up the sunshine on the extensive patio directly outside the kitchen, as the children play safely and freely on the abundant lawn, which extends to almost a third of an acre and is perfect for all manner of games.

Follow the sun throughout the day, moving between the stone paved patio and elevated decking to catch the evening sunset. Surrounded by maturely planted borders and the majestic weeping willow tree, admire the far-reaching views over the countryside, marvelling at the serenity of this setting.

Out & About

Rural, but not remote, enjoy the best of both worlds from The Old Byre, where walks unfurl in all directions.

Step out across the fields for riverside walks or continue on into the nearby country villages of Holt and Farndon, where you can call in at one of the local pubs for refreshment, or peruse the local shops.

With pubs and shops available within a two-mile radius, further afield, the shops, bars, bistros and cultural attractions of Chester are just a 15-minute drive away.

Commuters are conveniently placed for train links from both Wrexham and Chester stations, both conveniently located within a 15-minute drive.

Families are well served by local schools, with Farndon Primary School a mere ten-minutes away, while the prestigious King's School and Abbey Gate College can be reached in 15 minutes.

A dream home for a family who relish being outdoors, seeking a tranquil yet secure country retreat, The Old Byre offers rural charm with easy access to towns, shops and top-tier schools, making it the perfect place to call home.





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