

2 Trevalyn Manor Rossett, Nr Chester



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& Staff



People **Property** Places

A magnificent ground floor apartment of superb quality within an impressive listed former manor house.

Accommodation in Brief

- Communal Reception Hall; Entrance Hall; Drawing Room with Dining Area; Fitted Kitchen.
- 2 Double Bedrooms, both en-suite; Separate W.C.; External Store Room; 2 allocated Parking Spaces
- Communal Grounds and shared use of Tennis Court

Description

Trevalyn Manor is an impressive former manor house, Listed Grade II of special architectural and historic importance. Originally a country house forming the centre piece of a large estate, the house dates from the 18th century and is constructed of brick on a stone plinth with quoins under a slate roof. The building was converted in 2007 into 6 superbly designed and individual apartments finished to a high specification, and in addition to which there are 9 new houses and 4 other properties were built/renovated within the grounds. Trevalyn Manor is now an impressive development combining a blend of period features with modern styles and fittings, and occupying a wonderfully private setting, yet is only a short distance from all of the major areas of commerce throughout the North-West.

Apartment no. 2 is on the ground floor and benefits from being at the front of the building and incorporating one of the original principal reception rooms. Indeed the drawing room is a magnificent room having deep sash windows which take in plenty of light and provide a lovely open aspect across the gardens. The interior has been completed to a high standard when the building was re-developed and in recent years has had further alterations including refitting of the master bedroom en-suite. There are some lovely period features including sash windows, moulded ceiling cornices and of particular note is the Adams marble fireplace in the master bedroom.

From the impressive communal entrance hall, which has a feature inglenook fireplace with wood burner, access is gained to the entrance hall of the apartment off which is the master bedroom with

en-suite bathroom which has underfloor heating, tiled walls and floor and high quality sanitary ware. Beyond is the drawing room which also has a decorative fireplace and deep bay window. There is plenty of space for several sofas or comfy chairs, and dining table and chairs. The kitchen incorporates a range of wall and floor units with cupboards and drawers beneath polished granite work surfaces, a Kuppersbusch hob, oven and microwave, integrated fridge/freezer with ice dispenser and a sink unit with mixer taps. There is a breakfast bar and an integrated Fisher and Paykel dishwasher, and washer dryer. The guest bedroom has an en-suite shower room and off the hall is also a separate w.c. and cupboard housing a Keston central heating boiler. The apartment has sophisticated Crestron system installed to control sound/lighting (which can be used via an iPad).

Location

Trevalyn Manor occupies an extremely private and peaceful location situated on the edge of the popular village of Rossett and towards the end of a no-through lane, surrounded by open countryside. The development is approached via a long drive and sits fairly centrally within grounds which extend to approximately 17 acres. The development is however extremely well placed for travel being within a mile of the A483 which connects with the A55 and M53 motorway for commuting to all the major areas of commerce throughout the North-West. For travel further afield there are international airports in both Liverpool and Manchester and travel to London is available via rail from Chester with a sub two hour service.

Rossett provides a range of services for everyday needs with more comprehensive amenities in Wrexham and the historic city of Chester. Schooling is well catered for with a choice of both private and state schools in the area including a primary school in Rossett which is within walking distance, and Kings and Queens schools in





Chester, Abbeygate College at Saighton and The Grange School at Hartford. On the recreational front there is racing at Chester and Bangor on Dee, golf at the Darland, Chester and Portal near Tarporley and a variety of other sports clubs in and around the city.

Communications

Road communications are excellent being approximately ¾ mile from the A483 Wrexham by-pass which connects with the Chester southerly by-pass facilitating access along the North Wales coast and to the M53 and M56 motorways. The Wrexham industrial estate, Chester Business Park and Deeside Industrial Park are all within daily commuting distance as are the larger centres of Liverpool and Manchester which are both served by international airports. There is also a direct rail service from Chester to London Euston via Crewe.

- A483 ¾ mile
 - Wrexham 5½ miles
 - Chester 7½ miles
 - M53 10 miles
 - Liverpool 30 miles
 - Manchester 47 miles
- (distances approximate)

Outside

The development is approached via a long tarmacademed drive which sweeps around the north of the manor house passing through woodland with numerous impressive mature trees. To the west is a guest parking area and the drive continues around to the front of the house and beyond to the rear for residents' parking. The grounds comprise formal lawns and woodland and there is a tennis court which is for the shared use of the residents.



Apartment 2 has an outside store room which is located a short distance from the manor house and provides useful storage space but also appears suitable for conversion to perhaps an office, subject to any necessary consents. To the rear of the building is an attractive flagged courtyard which is solely for the use of the apartments and provides a private and sheltered outdoor seating area.

Directions

From Chester travel south on the A483 Wrexham by-pass. Take the first exit sign posted Rossett and at the top of the slip road bear left down to the roundabout. At the roundabout turn left and continue for 200 yards or so turning right into Manor Lane. Proceed along the lane, passing Trevalyn Estates office on the right, and continue for a short distance when Trevalyn Lodge will be seen on the right hand side.

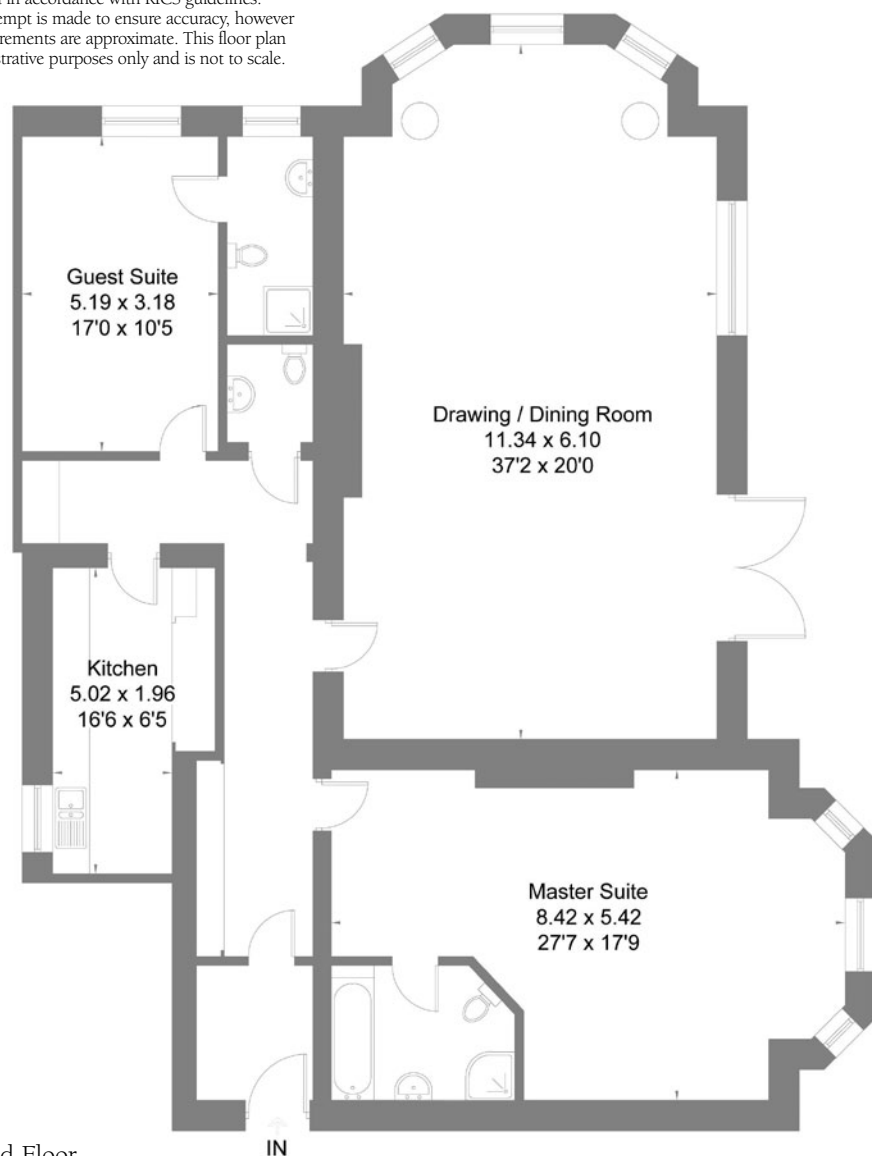


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Approx. Gross Internal Area: 181 sq m / 1948 sq ft

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Ground Floor

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Property Information

Address: 2 Trevalyn Manor, Manor Lane, Rossett, Nr Chester LL12 0AQ

Services: Mains water and electricity. Private tank drainage. Oil fired central heating. Security alarm & lighting.

Local Authority: Wrexham Borough Council.
Tel: 01978 292 000.

Tax Band H - £2,528.78 / payable 2015/16.

Tenure: Leasehold on the remainder of a 999 year lease with an option to purchase a share of the freehold.

Service Charge: An annual service charge is payable currently in the sum of £4776.00. These monies cover payment of items such as buildings insurance and maintenance of the grounds and common area.

Viewing: Only by appointment with Jackson-Stops & Staff Chester office.

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