

# Orchard House

Trevalyn Manor Rossett Wrexham LL12 OAQ



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# Orchard House

## Trevalyn Manor Rossett Wrexham LL12 0AQ

Rossett 1 mile • Wrexham 5 miles • Chester 6 miles • Liverpool 24 miles • Manchester 40 miles

**A handsome Grade II listed Georgian Stable Block offering contemporary living within a walled garden setting**

Proposed Accommodation - Gross internal floor area approx 3500 sq ft

Cloakroom • Drawing Room • Dining Room • Study • Kitchen • Utility Room • Master Bedroom with en-suite Bathroom  
2 Guest Bedrooms en-suite • 2 further Bedrooms & Family Bathroom • Electric Gates with Video Entry System • Front Courtyard  
Walled Garden with Orchard • In all about 1 acre (0.40 ha)

Situated within the grounds of Trevalyn Manor in a secluded parkland setting and approached off a tree lined drive, Orchard House comprises the former Stable Block to the original 18th century Manor house which has been sympathetically restored by Flame Estates.

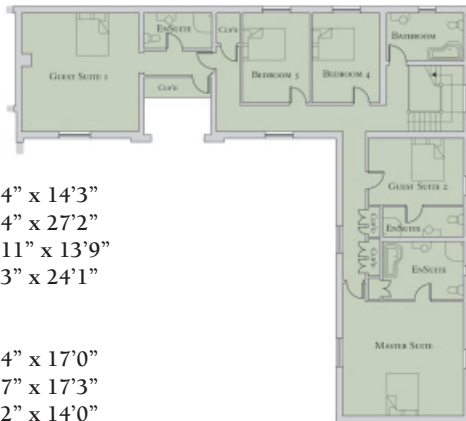
The developer is presently converting the Grade II listed Stable Block to create contemporary living space within a traditional building which retains many of the original features including the large stone dressed openings, clock tower and weather vane. Orchard House is accessed via the main central courtyard and has a delightful walled kitchen garden which previously served the Manor.

Internally the property is to be finished to an extremely high specification being arranged on 2 floors with the benefit of gas central heating. The drawing room and dining room are large light filled rooms which benefit from deep windows which were formerly the barn door openings looking into the courtyard. Solid oak flooring and doors will feature throughout at ground floor level. The large kitchen overlooks the walled garden with access via French windows onto a stone flagged terrace providing a lovely setting for entertaining. The kitchen is to be designed in a farmhouse style to suit the character of the building with hand painted wooden cabinets and a central island unit incorporating temporary features including granite work surfaces and a range of integrated appliances.

At first floor level there are 5 bedrooms including a master and two guest suites. The master suite has a large bathroom and the bedroom has a cathedral style ceiling with exposed wooden trusses. All the bathrooms are individually designed using bespoke sanitary ware from Duravit featuring sculptured vessel basins set on wooden cabinets as well as pressurised showers and a large oval shaped bath in the master suite.



The village of Rossett is nearby offering a good range of services with a local store, post office, church, primary school, pubs and restaurants whilst the larger centres of Wrexham and Chester are 5 and 6 miles respectively. Road communications are excellent being just ½ a 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 served by international airports.



### Ground Floor

Dining Room 17'4" x 14'3"  
Drawing Room 17'4" x 27'2"  
Study 17'11" x 13'9"  
Kitchen 17'3" x 24'1"

### First floor

Master Suite 17'4" x 17'0"  
Guest Suite 1 17'7" x 17'3"  
Guest Suite 2 10'2" x 14'0"  
Bedroom 4 13'4" x 10'4"  
Bedroom 5 13'4" x 10'4"  
Bathroom 11'0" x 7'0"

### LOCAL AUTHORITY

Wrexham County Borough. Tel: 01978 292000

### OUTGOINGS

Council Tax : To be assessed  
Ground Rent : £250 p.a  
Service Charge : £1600 p.a - approx

### TENURE

999 year lease

### SERVICES

Mains water and electricity  
Private drainage  
Liquid propane gas central heating  
Burglar alarm and security lighting

### DIRECTIONS

From Chester travel south on the A483 Wrexham By-Pass taking the Rossett exit. At the top of the slip-road bear left dropping down to a roundabout and turn left for the village. After approximately ¼ of a mile take the first turning right into Manor Lane which leads to the gated entrance accessing Trevalyn Manor.

### IMPORTANT NOTE

These sales particulars have been prepared with great care and every endeavour has been made to ensure their accuracy. They are designed to be interesting and informative within the strict confines of the Act. Any mechanical or electrical device listed has not been tested and cannot be guaranteed. Similarly services have not been tested and cannot be guaranteed. Charges may be payable for service connections.

