



## Coach House

Rossett | Wrexham | LL12 0HS

£795,000

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# Coach House

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Coach House is positioned in the most idyllic location in the sought after village of Rossett. Located at the end of a long, impressive driveway that runs across beautiful grounds, there are stunning views to the front of the property over open farmland. Originally converted in the 1970's, the property offers a mix of old and new with original features such as a cobbled courtyard and arched windows combined with contemporary finishes due to a recent renovation.

- Unique, Stunning Four Bedroom Coach House
- Perfect blend of character & contemporary living
- Very generous proportions
- Garages & Off Road Parking
- Attractive Garden
- Countryside Views
- Must be Viewed to be appreciated!
- NO CHAIN!



From the gated front entrance, you enter the grounds of the property via a turning circle driveway. The wow factors of Coach House are immediate with breathtaking views and the picture-perfect building nestled into it's beautiful surroundings it's hard to know where to look first. As you walk up to the property through the garden, steps lead up to double composite doors opening into a large open porch with a porcelain tiled floor and velux rooflights.

The hall continues off the porch where the porcelain tiles continue, there is a door to the left which leads through to the fabulous open plan kitchen/dining room with contemporary grey wall, base and drawer units with complimentary worktop over, integrated NEFF hide and slide ovens, 5 ring induction hob, NEFF dishwasher, walk in pantry and pleasant views across the neighbouring fields.

Two steps lead down into a fabulous sunken living room with built in tv unit and electric evonic fireplace. Back to the hallway, there are doors off to the cloakroom/wc, drawing room and office/gym/bedroom four.

The drawing room is of a generous size featuring a grey limestone fireplace which houses a wood burner. A huge feature of this room are the beautiful countryside views, framed perfectly by the three picture windows.

The office/gym/bedroom four is a versatile room which can be adapted to suit your needs. Whether you choose to use this as a bedroom, office, playroom or gym the room is of ample size to house your needs.

Back to the rear porch, an external door leads out to the enclosed cobbled courtyard where two generous sized garages are located. These are ideal for conversion, subject to the relevant planning permissions.

As you make your way up from the ground floor you

are met with a generous size landing and to the left a door opening into the impressive master bedroom with centre room bed to enjoy the views of the neighbouring fields through arched original feature window and dressing room space big enough for a range of furniture. A cloakroom housing a wc and wash basin are accessible from the master suite.

The second bedroom can be found at the rear of the property along the corridor, again with an arched feature window. There is another bedroom located in the centre of the first floor featuring a perfectly sized en suite consisting of walk in shower, wc and wash basin.

A big feature of the first floor is the master bathroom consisting of a freestanding bath, his and hers basins, walk in shower, wc and ample storage. Simply one of the most impressive bathrooms seen in a property it almost feels like your own in house spa.

Externally there is a generous cobbled yard area for parking to the rear which can accommodate up to six vehicles, an enclosed rear private courtyard, perfect circular driveway at the front and well maintained gardens.

Simply put, Coach House offers many wish list features whilst providing a quiet, secluded location, yet accessible to the A483 and surrounding link roads in minutes. We might call this a perfect location!

A must view property with a certainty that you won't be disappointed.

#### **Porch**

8'7" x 11'11" (2.62 x 3.64)

A wonderful entrance to the property with double composite doors opening into the porch. Porcelain tiled flooring, open plan into the hallway. Pitched ceiling with 2 velux window. Built in seat.





### Hallway

The hallways continue through the ground floor with a single step down to the back door and downstairs toilet and 2 steps up to the drawing room and family room/office/playroom. Porcelain flooring throughout, floating storage cupboards.

### Kitchen

20'4" x 13'8" (6.20 x 4.17)

A fabulous kitchen (which leads onto the living room). Wide range of contemporary grey wall, base and drawer units with complimentary worktop over. Built in NEFF hide and slide ovens x 2, NEFF 5 ring induction hob and NEFF dish washer, full height fridge and freezer. French doors to the patio with glazed full height panels either side. Additional window to the rear overlooking the courtyard. LVT flooring. Large sink with hot tap and soap dispenser. Opening to walk in pantry with great storage shelving. Two steps down to the living room.

### Living Room

21'7" x 16'0" (6.58 x 4.9)

What a stunning room, feature wall with EVONIC electric fireplace with space and electrics for 75 inch television over. Windows to the front side and rear. LVT flooring, 2 vertical radiators.

### Drawing Room

17'10" x 17'9" max (5.46 x 5.42 max)

Another striking reception room. Feature stone fireplace with large log burner. Bespoke cupboards and shelving either side of chimney breast. Gloss laminate flooring. 3 windows overlooking the garden and beyond to the farmland. Built in electrics for Tv on the wall over the fireplace. PVC skirting.

### Home Office/Bedroom Four

17'9" x 14'11" max l shaped room (5.42 x 4.55 max l shaped room)

A further reception room that could be many things, possibly divided into two to provide for example an office, extra bedroom or play room. As this was originally the kitchen there is still plumbing hidden in the built in cupboard. Door to understairs and utility area. Windows to either side. Laminate flooring.

### Utility Area

Utilising the understairs area is a utility area with space and plumbing for the washing machine and tumble dryer plus storage space. Access hatch to the underfloor space to access plumbing. Restricted headspace.

### Downstairs WC

Tiled flooring and one feature wall with two built in shelves and free standing wash hand basin with wall mounted tap, white toilet. Two drop pendant lights.

### First Floor Landing

Spacious landing with two sets of built in floor to ceiling cupboards. Attic opening. Window to the side. Carpeted flooring.

### Bedroom One

18'3" x 18'0" max (5.58 x 5.51 max)

A gorgeous bedroom with a centre room bed to take advantage of the fabulous country side views seen through the arched original feature window. Low walls have been added to the front and rear of the room to divide the large room. Behind the bed is a dressing room space, big enough for a full range of fitted furniture. Laminate flooring in the dressing room half and carpet in the bedroom half. Apart from the feature window there are further windows to the sides taking advantage of different picturesque views.

### Bedroom Two

18'4" x 11'8" (5.6 x 3.57)

A lovely large double bedroom with arched feature window to the rear elevation and further windows to the sides. Carpeted flooring.

### Bedroom Three

13'10" x 11'1" max (4.24 x 3.39 max)

Double bedroom with door to en suite and window to the side elevation.



### En Suite

5'8" x 5'0" (1.74 x 1.53)

Walk in shower, w.c, hand wash basin set in vanity, window to side.

### Bathroom

11'3" x 10'5" max (3.43 x 3.19 max)

A stunning modern bathroom with shower enclosure, beautiful freestanding bath, his and hers basins set in vanity, w.c, contemporary tiling to walls and floor, window to side.

### WC

9'3" x 3'6" (2.83 x 1.08)

Adjacent to the principal bedroom, with toilet and wash hand basin. Window to the side elevation.

### Garages and Parking

Two garages both double height, one with single up and over door one with the original double timber doors. The garages are ripe for development, subject to the necessary permissions. There is lots of parking to the front and rear of the property; to the front there is parking on the driveway, to the rear there is lots of parking on the cobbled yard.

### Garden Areas

To the rear there is a lovely enclosed cobbled courtyard garden with double timber gates. To the front there is a delightful garden accessed through an entrance from the main driveway. The garden has a wrought iron fencing boundary. The garden has a circular tarmac driveway with an ancient yew tree to the centre. Patio adjacent to the house accessed easily by the kitchen French Doors. Lawn, mature trees and shrubs. Immediately beyond the garden is open farmland providing a wonderful rural feel to the property.





### Access via shared driveway

The property is accessed from the road via a very long and impressive gravelled driveway. The Driveway belongs to the adjacent large Victorian Manor House. The Coach House has access along the driveway and pays £100 a year toward maintenance. Towards the end of the driveway before entering the Coach House's private driveway is a fabulous garden with stunning mature trees belonging to the Victorian Manor House, providing a wonderful backdrop to the Coach House Garden. The last few metres of the driveway belong to the coach house and at that point the drive way splits to the front and rear. The front garden is entirely private, however the rear yard has a right of way for two other properties. There is so much space, that once seen, any viewers can will see how the right of way for the neighbour and the two parking spaces has no negative impact on the Coach House. This is due to the fact that the Coach House also has its own private additional driveway, ample parking and private gardens all to the front of the Coach House.

### Additional Information

Oil central heating system, where the boiler, cylinder and entire heating system has been recently replaced .... Shared septic tank that is emptied and serviced regularly... Double glazing throughout except for the two arched feature windows in bedroom 1 and 2... The current vendors have significantly renovated the property including upgrading the plumbing and electric systems, Hive heating controls..... ....Curved edges to the ceilings on the first floor...Wrought Iron Balustrade...

### Important information

MONEY LAUNDERING REGULATIONS 2003  
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.  
THE PROPERTY MISDESCRIPTIONS ACT 1991  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or

Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents



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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
3084.45 ft<sup>2</sup>  
286.55 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

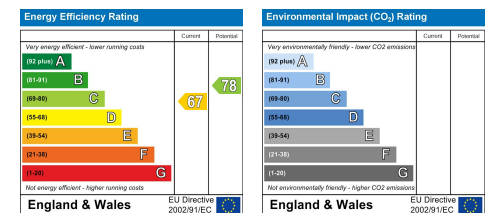
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