



3 Croeshowell Court

Rossett | Wrexham | LL12 0AA

Offers In Excess Of £750,000

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Nestled just outside the charming village of Rossett, Wrexham, this beautifully appointed link-detached former shippoon on Croeshowell Hill offers a unique blend of historical charm and modern living. Originally built in 1735 and converted in 1978, the property boasts a generous 3,296 square feet of living space, making it an ideal family home or a splendid retreat for those seeking room to breathe. Upon entering, you are greeted by the elegantly appointed entrance hall providing access to two reception rooms and a kitchen breakfast room open plan into a further reception space, each providing a perfect setting for both relaxation and entertaining. The spacious layout allows for a seamless flow between the rooms, ensuring that gatherings with family and friends are both comfortable and enjoyable. The property features five well-proportioned bedrooms, providing ample space for family members or guests. With three bathrooms and a further shower, morning routines will be a breeze, accommodating the needs of a busy household with ease. One of the standout features of this home is the extensive parking available for 3-5 vehicles on the gravelled drive, car port and single garage, a rare find that adds to the convenience of living in this delightful area. The attractive outdoor space surrounding the property offers potential for gardening or simply enjoying the tranquil surroundings. Croeshowell Hill is a picturesque location, combining the beauty of the countryside with the convenience of nearby amenities. This property is not just a house; it is a home filled with character and potential, perfect for those looking to create lasting memories in a serene setting. Whether you are drawn to its historical significance or its spacious design, this residence is sure to impress.

- A FIVE BEDROOM LINK DETACHED BARN CONVERSION
- DELIGHTFUL SEMI RURAL LOCATION
- THREE RECEPTION ROOMS
- WELL EQUIPPED KITCHEN
- UTILITY, DOWNSTAIRS WC AND WALK IN PANTRY
- THREE BATHROOMS
- SET IN ATTRACTIVE GROUNDS OF APPROX 0.8 ACRES
- AMPLE OFF ROAD PARKING, DOUBLE CARPORT AND SINGLE GARAGE
- FAR REACHING VIEWS
- VIEWING HIGHLY RECOMMENDED!



Location

Situated just outside the picturesque Welsh Village of Rossett on the outskirts of Wrexham and Chester. Rossett possesses fabulous landmarks, excellent commuter connections, outstanding local schools and two bustling cities right on your doorstep. Set in a semi rural position, the property is desirably located near to an excellent range of facilities and amenities in Rossett including convenience store, doctors surgery and pharmacy. A good selection of pubs, restaurants and cafes are perfect for dining out with friends and family. Darland High School and St. Peter's Church in Wales Primary School ensure excellent local schooling options. Slightly further afield is Kings School, Chester and Abbey Gate College. There is good road access to the A483 for travel to Wrexham, Chester and beyond.

Entrance Hall

Glazed timber entrance door, storage cupboard, doors to kitchen and lounge, open plan into dining room, stairs rising to first floor, tiled floor.

Kitchen/Breakfast Room

A bespoke range of painted timber wall and base units, complementary granite worktops, ceramic sink with Quooker boiling water mixer tap, dishwasher, Everhot electric range set in chimney breast, single oven with microwave function, integral fridge, waste disposal unit, open plan into Family Room.

Family Room

Gas fire, bi-folding window overlooking rear garden an ideal spot for bird watching, bi-folding doors opening onto the patio, solid oak flooring, painted timber beams, open plan to kitchen/breakfast room, door to walk in pantry with tiled floor, shelving, space for freezer, door to dining room.

Lounge

Log burning stove set on a tiled hearth, carpet, painted beams, windows to front and side, bay to front aspect with glazing and French doors opening to the rear garden, storage area with curtain over.

Dining Room

Tiled flooring, painted beams, square bay with glazing and French style doors opening onto patio, opening to serving area with fitted dresser style unit, window to front, door to family room.

Utility

Fitted range of wall and base units, complementary worktops, inset ceramic sink, mixer tap, windows to both sides and to the rear, tiled floor, extractor, spaces for washing machine and tumble dryer, external door to side, steps up to serving area with fitted cabinet and base unit with integral fridge and icebox, door to kitchen/diner, family room.

WC

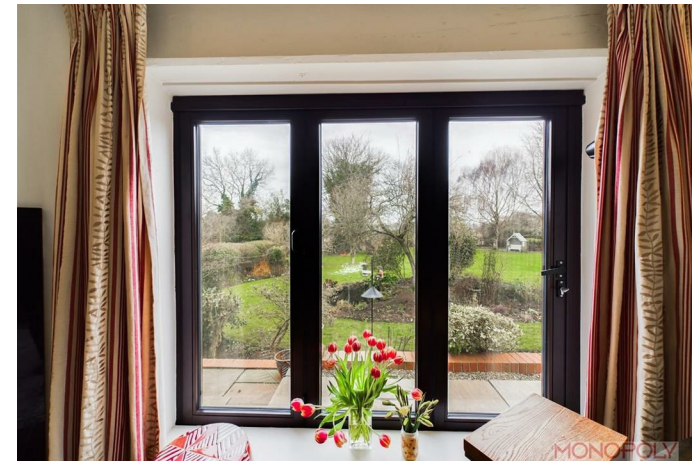
With toilet, hand wash basin, tiled floor, half tiled walls, alcove with shelf, chrome towel rail, spotlights, extractor.

First Floor Landing

Gallery landing with doors to bedrooms, shower room, bathroom and a further shower, raised area currently used as a home office, window to front, Velux skylight window providing a good degree of natural light, walk in linen cupboard with shelving and clothes rail loft access

Bedroom One

Steps up to main bedroom with carpet, window to front, skylight window to rear, sloped ceiling, painted beams, opening to en suite.





En Suite

A generous shower room with shower enclosure, wc, his and hers basins set in a vanity unit, half tiled walls, tiled floor, chrome towel rail, windows to both sides and rear, spotlights, extractor, wall mounted infrared heater.

Bedroom Two

Carpet, windows to side and rear with wonderful countryside views, ceiling mounted heater, hand wash basin.

Bedroom Three

Two feature windows to front, sloped ceiling, painted beam, built-in wardrobe.

Bedroom Four

Limed Oak flooring, window to front with garden views, hand wash basin, sloped ceiling.

Bedroom Five

Carpet, feature window to front with far reaching views, single glazed window to side, built in ladder to mezzanine area with sky light window.

Family Bathroom

Bath tub with central tabs, tiled surround, hand wash basin set in a vanity unit, wc, tiled floor, window and skylight window to rear aspect, spotlights, chrome towel rail.

Shower Room

With shower enclosure, wc, hand wash basin set in vanity unit, window to front, chrome towel rail, spotlights, tiled floor.

Shower Room Two

Shower enclosure, chrome towel rail, window to side, tiled flooring.

Parking/Garages

Double carport with space for 3 cars with adjacent workshop with power and lighting, timber doors to rear, window to front.

A further single garage with power and lighting, window to rear, double timber vehicle doors, storage space in the eaves.

Gravel parking area adjacent carport with space for 3-5 cars, timber bin store, gate to garden.

Gardens

Extensive and attractive rear gardens with lawn, mature trees and planting, arbour seat with attached store, Wendy house, green house, patio with pergola, wildlife friendly and child safe pond, gate to allotment/kitchen garden with planting beds, timber shed and green house, mature plants including a tea plant, truffle tree, gooseberry, black currents, fox glove tree. Log storage and further storage available in store room under archway by front of the house.



Additional Information

Originally a cow shed/shippon with a date stone of 1735, converted in 1978 with two additional extension 1987 and 2000.

Electric infrared heating, aquafficient instant water heating system, double glazing windows except one small feature window and front door.

Septic tank emptied 2025
Chimney swept 2025

Mains water and electric.

Important Information

*Material Information interactive report available in video tour and brochure sections.
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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 details must therefore be taken as a guide only.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage























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