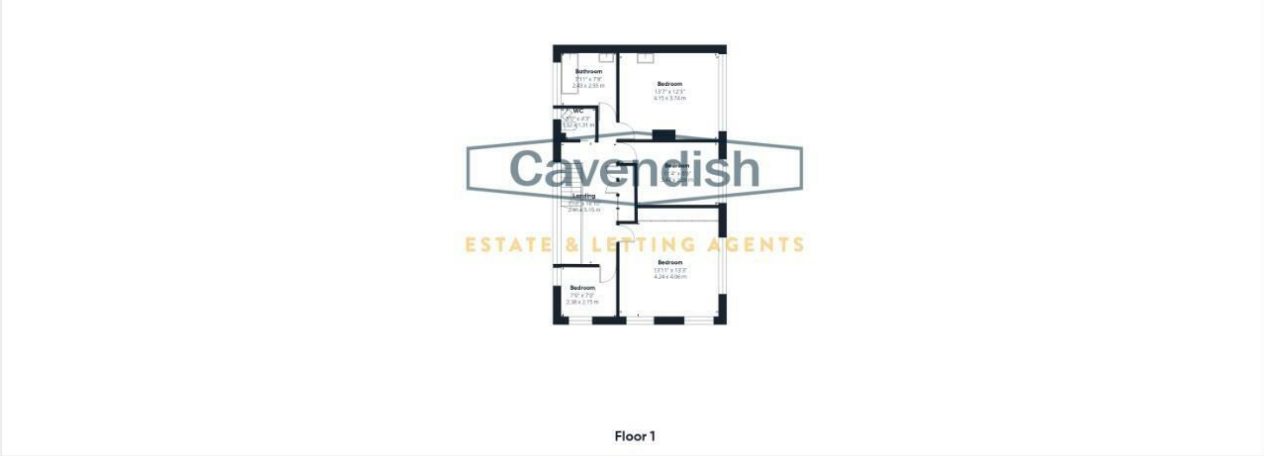
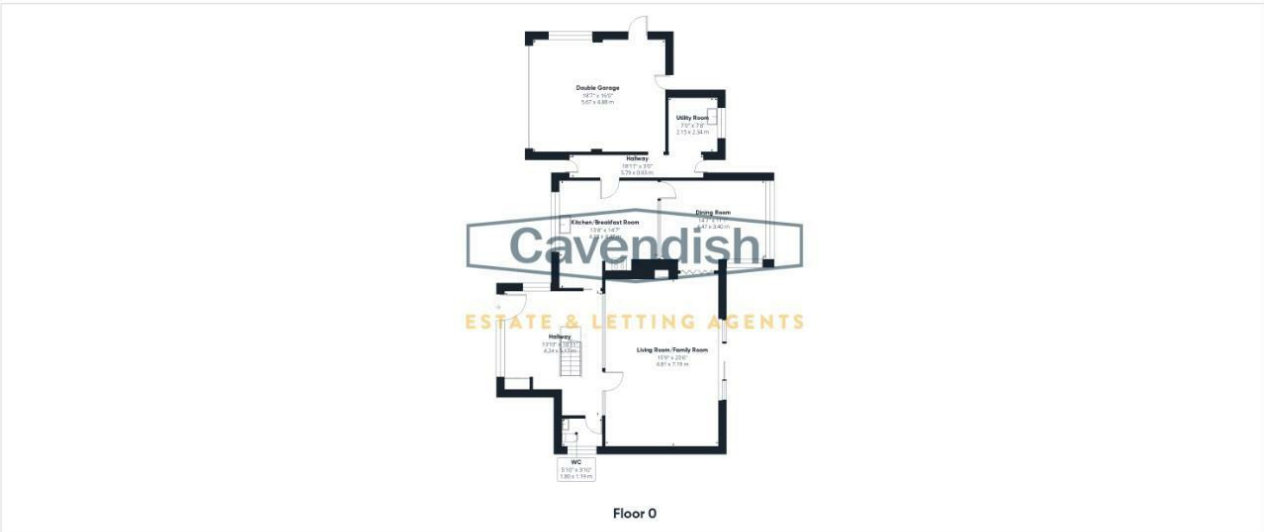




Energy Efficiency Rating Environmental Impact

2142 ft²
198.9 m²

Reduced headroom

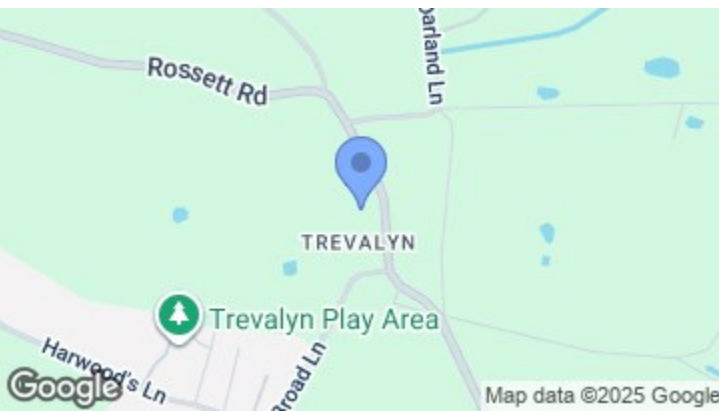
17 ft²
1.6 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

GIRAFFE360

Impact (CO₂) Rating



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G			
<i>Not energy efficient - higher running costs</i>			

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



Pinfold House Trevalyn **Price**
Rossett, Wrexham, **£600,000**
LL12 0DQ

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Four-Bedroom Detached Home with Panoramic Countryside Views – Rossett, Chester

Set in the heart of the highly desirable village of Rossett, this spacious four-bedroom detached home offers an exciting opportunity to renovate, extend, or reimagine a property with outstanding potential. Occupying a generous 0.5-acre plot, the home enjoys breathtaking panoramic views over open farmland from every elevation, offering a peaceful rural lifestyle just minutes from everyday amenities.

Accessed via a large private driveway, the property includes a double garage and mature, wraparound gardens that provide a sense of space, privacy, and the perfect outdoor setting for entertaining or family life.

Internally, the accommodation is well laid out with four generously sized bedrooms and multiple reception areas, offering excellent flexibility. Though in need of modernisation, the home is full of promise and offers a rare chance to tailor a property to your own tastes.

A particularly attractive feature is the potential to convert the garage and adjoining utility room into a self-contained annex or holiday let, subject to the necessary planning permissions — perfect for extended family living, guest accommodation, or as an income-generating opportunity.

Rossett is a thriving and well-regarded village, known for its welcoming community and superb amenities. Within easy walking distance you'll find traditional pubs, independent cafés, a popular bakery, and village shops. The

Conveniently located between Chester and Wrexham, with excellent transport links and access to major road networks, this property offers countryside charm with commuter convenience.

Location

Trevalyn is a picturesque area within the village of Rossett, located in the county borough of Wrexham, North Wales. It offers a peaceful semi-rural setting with a mix of historic and modern homes, including the notable Trevalyn Hall. The surrounding countryside and green spaces add to its scenic charm, while still being conveniently close to Chester and Wrexham via the A483. Rossett village provides a friendly community with amenities such as shops, pubs, and well-regarded schools. Trevalyn is ideal for those seeking a quiet, well-connected place with character and natural beauty.

Hallway

4.32 x 4.75 m (14'2" x 15'7")



The entrance hallway impresses with its open-plan feel, featuring a wooden staircase with natural wood balustrade and parquet flooring that adds character. Large windows along one wall bring in plenty of daylight while offering views of the garden. Built-in storage cupboards provide practical space, and the hallway connects seamlessly to the living and dining areas as well as the kitchen.

Living Room/Family Room

4.87 x 7.19 m (15'11" x 23'7")



Spacious and inviting, this living room features a large window and sliding glass doors that open to the rear garden, flooding the space with natural light. A distinctive brick fireplace provides a cosy focal point. The room's generous proportions allow for versatile seating arrangements and easy access to the garden beyond.



Kitchen/Breakfast Room

4.19 x 4.47 m (13'9" x 14'8")



This kitchen/breakfast room offers a functional layout with plenty of workspace and large windows to the front elevation. A classic Aga cooker is a standout feature, situated on a tiled floor with hexagonal terracotta tiles that add vintage charm. The room also benefits from built-in cupboards along one wall for storage, and the kitchen leads directly to the dining room for convenience.

Dining Room

4.47 x 3.40 m (14'8" x 11'2")



Bright and spacious, the dining room benefits from large corner windows that offer lovely views over the garden. The room features neutral walls and carpeting, with ample space for a sizeable dining table and chairs, making it ideal for family meals and entertaining. Double doors provide a seamless connection to the adjacent living area, enhancing the flow between the rooms.

Utility Room

2.13 x 2.34 m (7'0" x 7'8")



A practical utility room with basic fittings includes a window that brings in natural light. The space is suitable for laundry appliances and additional storage, conveniently located just off the kitchen and adjacent to the garage.

Downstairs WC

Double Garage

5.67 x 4.88 m (18'7" x 16'0")



This double garage provides ample space for two vehicles and storage, with a large up-and-over door and a window to the side.

Landing

2.94 x 1.15 m (9'8" x 3'9")



This landing area is bright and spacious with neutral carpeting and a wooden balustrade matching the staircase. A large window overlooks the garden, creating an airy and open feel connecting the bedrooms and bathroom on the first floor.

Bedroom 1

4.34 x 4.06 m (14'3" x 13'4")



This spacious bedroom enjoys large windows with views over the garden and surrounding greenery, allowing plenty of daylight to fill the room and built-in wardrobes offer practical storage space.

Bedroom 2

4.15 x 3.74 m (13'7" x 12'3")



A further double bedroom with two windows providing views over the surrounding countryside. The room is bright and spacious, offering flexibility for furniture and storage options.

Bedroom 3

3.47 x 2.59 (11'4" x 8'5")



A spacious double room, with views across farmland.

Bedroom 4

2.80 x 2.15 m (9'2" x 7'1")

Suitable for a single bed or use as a study, with a window letting in natural light and views of the garden.

Bathroom

2.11 x 2.36 m (6'11" x 7'9")



The bathroom features a pastel-coloured bathtub set against feature tiling and includes a large window for natural light and ventilation. A fitted vanity unit with a matching countertop and sink provides storage and complements the retro colour scheme. The bathroom has a classic feel with some scope for modern updating.

WC

1.80 x 1.19 m (5'11" x 3'11")



A separate WC with a small window has been fitted with a white suite including a toilet and corner basin. The room is simple and functional, ideal for use by guests or as an additional facility upstairs.

Rear Garden



The rear garden is a generous and well-maintained lawn bordered by mature trees and hedges, offering privacy and a peaceful setting. The space is ideal for outdoor activities,

gardening, or simply relaxing while enjoying the natural surroundings.



ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

Viewing wording for Particulars

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

FLOORPLAN

Floorplan included for identification purposes only, not to scale.

FREEHOLD AWAITING CONFIRMATION

Believed to be Freehold but awaiting confirmation.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

COUNCIL TAX BAND

Council tax band G