

BORRAS HOUSE

Borras



A MAGNIFICENT PERIOD HOME OF EXCEPTIONAL CHARACTER AND GRANDEUR

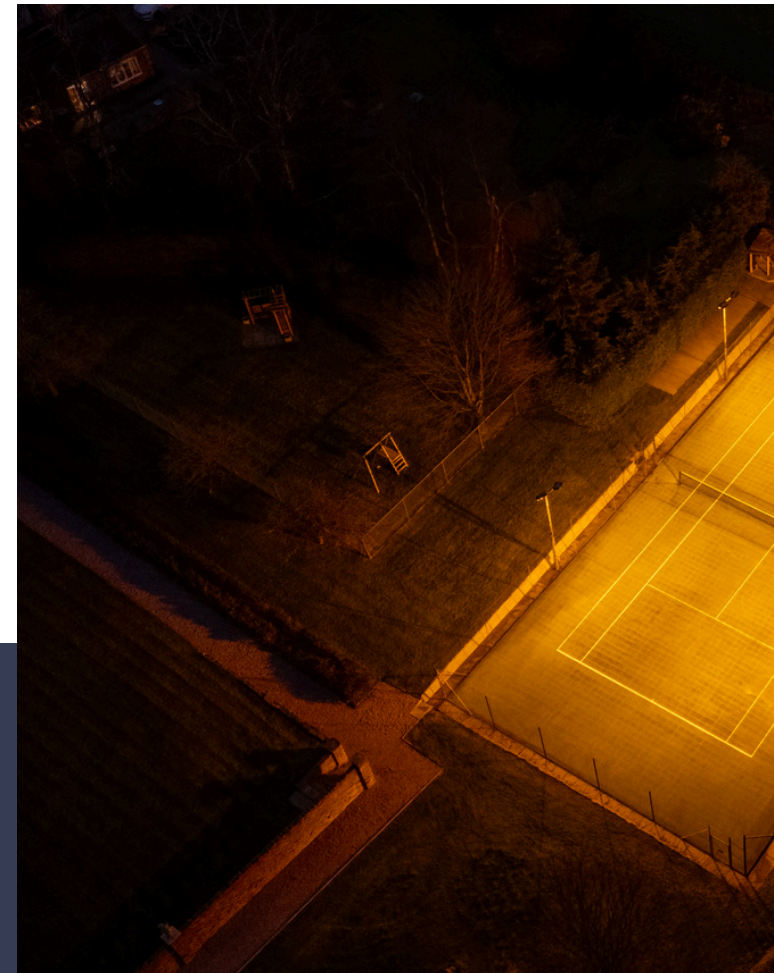
Set within a picturesque location, this extraordinary period residence offers an impressive 5889 square feet of exquisitely presented accommodation spanning three floors. Dating back to its historic origins, Borrás House stands as a testament to timeless architectural elegance whilst offering every modern comfort for discerning contemporary living.





AN EXCEPTIONAL COUNTRY RESIDENCE

In my many years of representing distinguished properties throughout the region, few homes have captured the essence of refined country living quite like Borrás House. This exceptional property combines architectural significance with versatile family accommodation, providing a rare opportunity to acquire a prestigious residence in one of the area's most sought-after locations.



The approach to Borrás House sets the tone for what lies beyond – a double gated driveway leading to this magnificent home, creating an immediate sense of arrival and exclusivity. Despite its considerable privacy and tranquil setting, the property maintains excellent connectivity to local amenities and transport links, offering the perfect balance of seclusion and convenience.





IMPRESSIVE INTERIOR ACCOMMODATION

The ground floor presents an exceptional array of reception rooms, each exuding character and charm. The principal reception spaces include a drawing room, formal dining room and a substantial kitchen/living area measuring an impressive 30'3" x 20'8", forming the heart of this magnificent home. The thoughtful layout creates a perfect harmony between formal entertaining spaces and comfortable family living areas.



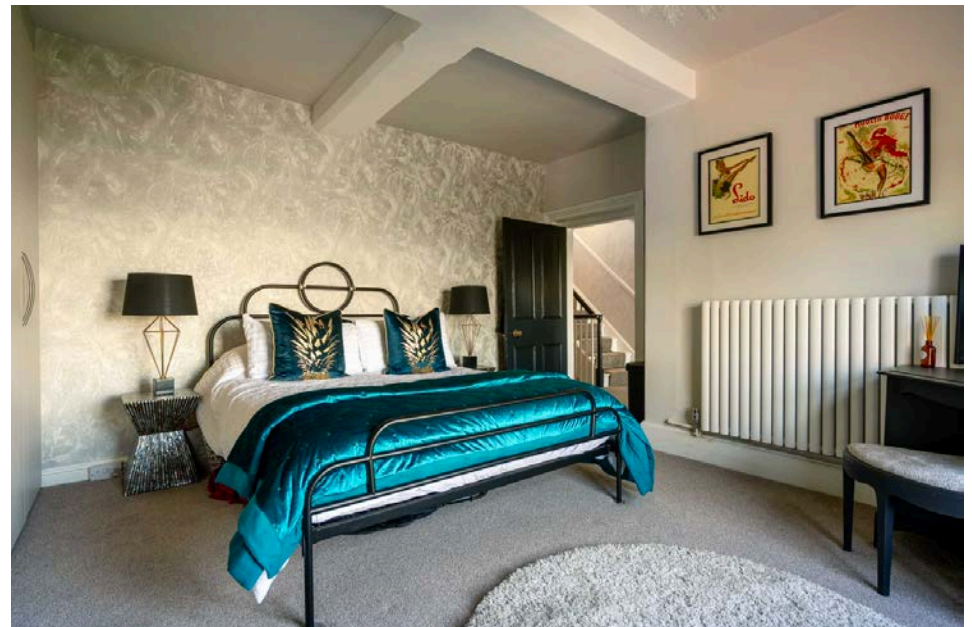


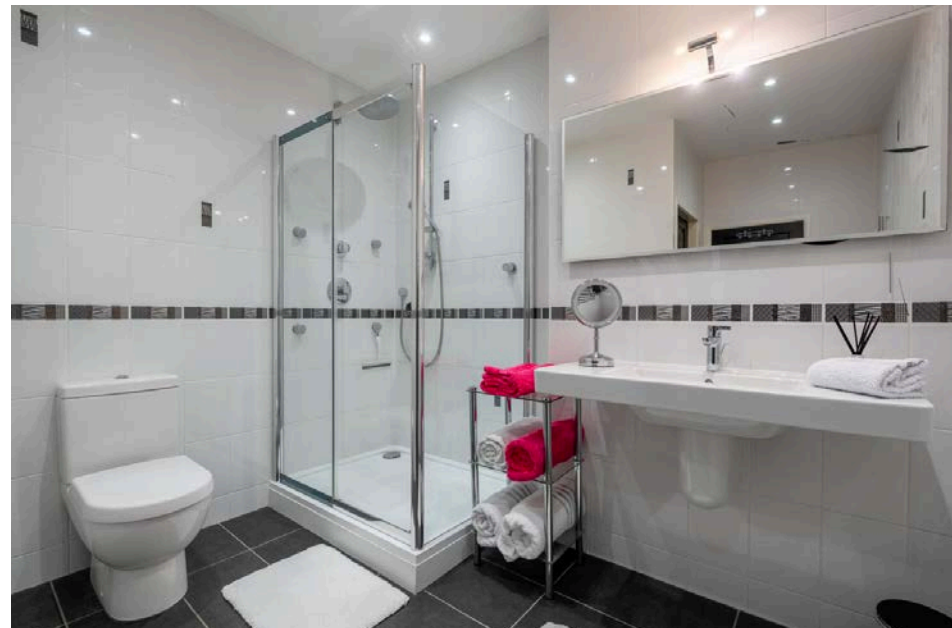






The first floor accommodates a principal bedroom with en-suite alongside two additional well-proportioned bedrooms, a beautifully appointed family bathroom, a games room and study. The arrangement offers exceptional flexibility for family living with ample space for guests. An elegant hallway provides seamless connections between these generous rooms, with period features evident throughout.





The second floor reveals further versatile accommodation with two additional bedrooms, both with en-suites and a dressing room. This floor presents wonderful potential for various uses, including additional guest accommodation according to your specific requirements.





EXCEPTIONAL CHARACTER THROUGHOUT



Borras House has been meticulously maintained and sympathetically enhanced by the current owners, preserving the wealth of period features while introducing thoughtful modern improvements. Original fireplaces, decorative cornicing, substantial doors, and characterful windows create an authentic period ambience, while contemporary additions ensure everyday comfort and convenience.

The spacious kitchen merits special mention, offering a practical and welcoming environment for both daily family meals and sophisticated entertaining. This generous space seamlessly combines functionality with character, providing an inviting heart to this exceptional property.



BEAUTIFUL GROUNDS WITH SPECTACULAR VIEWS

The grounds of Borrass House are truly exceptional, spanning 1.71 acres (.69ha) and featuring immaculately maintained formal gardens that provide a stunning backdrop to this magnificent residence. Thoughtfully designed with distinct areas for relaxation and recreation, the gardens offer breathtaking vistas towards the iconic Beeston and Peckforton Hills, creating a spectacular panorama that changes magnificently with the seasons.

A particular highlight is the floodlit tennis court, allowing for both daytime and evening play throughout the year. This superb facility is complemented by expansive manicured lawns and mature plantings that ensure privacy and create a tranquil outdoor sanctuary.

The property further benefits from a heated dog kennel with large dog run, reflecting the attention to detail and consideration that has been applied to every aspect of this exceptional home.

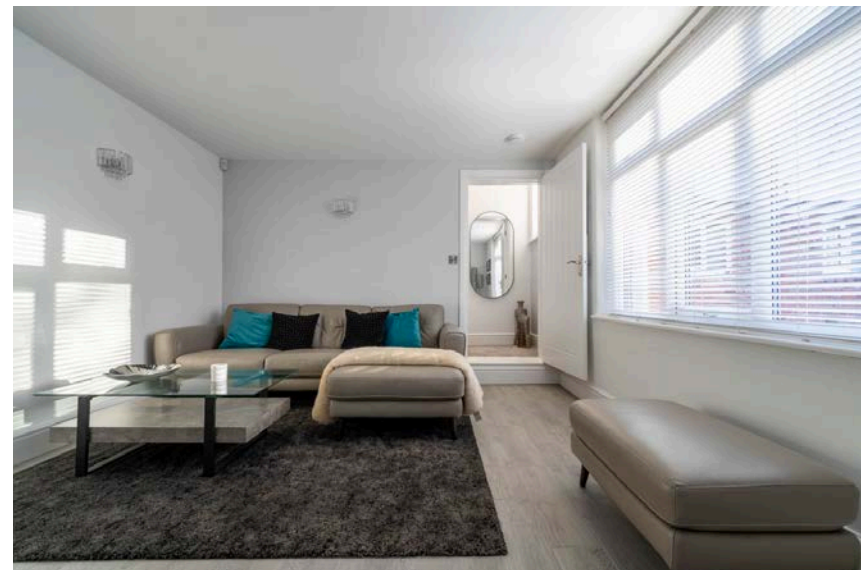






INDEPENDENT TWO-BEDROOM ANNEXE

Adding significant versatility to this already impressive offering is a fully independent two-bedroom annexe. This self-contained accommodation provides a spacious kitchen and comfortable living room, offering complete autonomy for guests, extended family, or staff. Finished to the same exacting standards as the main residence, the annexe presents numerous possibilities for multi-generational living or rental income.





Borras House is perfectly positioned on the edge of the desirable Borras village, Marford & Gresford, offering easy access to excellent local amenities while maintaining its countryside setting. The location provides the ideal balance – rural tranquillity with the convenience of nearby urban centres of Chester and Wrexham.

SUPERB LOCATION



For families, the area is served by exceptional educational facilities, with renowned primary and secondary schools within easy reach including Kings school around a 15-minute drive away.. Transport connections are excellent, with major road networks providing straightforward access to Chester business park and Wrexham industrial estate, while retail and leisure facilities are also nearby.



KEY FEATURES:

- 5889 square feet of exquisitely presented accommodation
- Two automated gated entrances
- Offers exceptional flexibility for family living with ample space for guests.
- Five bedrooms, four bathrooms in the main house
- Fully independent two-bedroom annexe
- Grounds spanning 1.71 acres (.69ha), featuring immaculately maintained formal gardens and floodlit tennis court
- Meticulously maintained and sympathetically enhanced by the current owners
- New heating/boiler system recently installed
- Four garages with automated doors
- Garden equipment store, plus external store rooms
- Private and tranquil, yet maintaining excellent connectivity to local amenities and transport links
- EPC Rated D

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Floor -1 Building 1



Ground Floor Building 1

Approximate total area⁽¹⁾

5889.04 ft²

547.11 m²



Floor 1 Building 1



Floor 2 Building 1

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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