



SUNNYCROFT

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Escape to the tranquility of Sunnycroft, a characterful home lovingly transformed over the past 15 years, and offering light-filled, spacious living on the cusp of Chester.

A hidden gem, Sunnycroft is set back from nearby homes, wrapped up in mature gardens, which help to maintain its peaceful privacy.



"Once you come through the gate, you shut the world out. It feels so peaceful and secluded."



PEACE & PRIVACY

Pull through the gated entrance where there is ample parking for at least two cars on the paved driveway, as well as access to a handy double garage. Illuminated externally, the maturely planted garden provides an instant buffer of privacy to the front.

"People don't realise it's here - they are always surprised. They don't expect a character property."

LIGHT-FILLED LIVING

The quaint and characterful appeal of Sunnycroft belies a wealth of behind-the-scenes renovation work, which includes a full rewire, new engineered oak flooring, triple glazed windows, upgraded soffits and new doors, in the last nine years. Additionally, two wood-burning stoves have been installed, with upgrades to the kitchen, bathroom and downstairs cloakroom. Sunnycroft retains its charismatic character feel, with all the comforts of contemporary living.

Making your way indoors, admire the classical elegance of Sunnycroft, where warm neutral tones pervade, allowing attention to be drawn to the enchanting original features.

Freshen up in the cloakroom, accessed via a traditional door ahead, and featuring panelling to the lower walls.





ADMIRE THE VIEW

Light serenades the sitting room on the right, where original beams are washed in white for a serene and uplifting feel. Engineered oak flooring is respectful to the heritage of the home, as warmth emanates from the log-burning stove, nestled within its redbrick surround.

French doors provide instant access out to the lovingly landscaped garden to the rear, where box hedging and formal planting provide a handsome backdrop.

Returning to the hall, a door to the right opens into the kitchen, where painted beams again lend a modern ambience, supplemented by plinth lighting beneath the Shaker style cabinetry.



SAVOUR THE MOMENT

Integrated appliances include a wine fridge, whilst there is also room for a Range cooker. Marbled worktops house an undermounted sink, with views out to the garden, whilst in the utility room there is space for a freestanding fridge, alongside plumbing for a dishwasher, washing machine and dryer. Original stained-glass doors provide access to both the kitchen and utility room, again, bringing traditionality in step with modern functionality.

In summertime, step outside onto the cobbled, sheltered courtyard, a sun trap with a Mediterranean vibe. Furnished with electric points, why not create an outdoor kitchen and elevate your entertaining game?

"For me, it's the knowledge that everything is done and done well."





FORMAL FEASTING

Returning into the entrance hall, make your way through into the large dining hall, where a log-burning stove set within a handsome fireplace offers ambience and warmth. Beams overhead again add an informal grandeur and elegance. Windows feature throughout, providing a constant connection with the outdoors. The central setting of the dining room makes it ideal for entertaining, serving as the sociable hub of the home.

Sneak a peek through to the snug lounge. A versatile room, currently used as a television lounge, this cosily carpeted room could serve as an accessible, ground floor bedroom.

Make your way up the stairs to arrive at a spacious landing, where sun streams in through a wide window to the front.



ROOM WITH A VIEW

Wake up to peaceful garden views from the master bedroom on the right, where shuttered windows draw in light from the front and rear. Spacious and bright, the vaulted, beam-bedecked ceiling adds an airy feel, with ample built-in storage available.

Along the landing, refresh and revive in the main bathroom, a luxuriously designed room with panelling to the lower walls, a louvred airing cupboard and rolltop bath set to a backdrop of herringbone tiling.





REST & REFRESH

Alongside a separate shower, wash basin, WC and heated towel radiator, warmth emanates from the underfloor heating.

Off the large landing, discover the guest bedroom. A serenely styled double bedroom, cleverly fitted wardrobes maximise the roofline to offer seamless storage.

At the end of the landing a third bedroom, filled with light, can also serve as a nursery or study.



ALL SEASON GARDEN

Outside, the well-maintained garden wraps around Sunnycroft, adding a sense of security and privacy.

Thoughtfully planted and nurtured to provide all-year colour, the garden at Sunnycroft offers interest throughout the seasons, with the colourful roses adding a sublime show in summertime, from within the box hedging.

Sunnycroft by name, the garden delivers on the home's promise, with sun to be found at various points in the garden throughout the day. Soak up the sunshine at the table and chairs by the front porch in the morning, before moving around to the patio at the rear in the afternoon.

A wonderfully sized garden for a family with children, there is also a greenhouse for those wishing to grow their own, alongside a large shed. There is also a separate room attached to the house with its own entrance, ideal for those looking to run a business, served by its own ensuite shower room. Perfect as a home gym or even a bedroom for visiting family and friends, Sunnycroft is a home as versatile as it is enchanting.

"A mature garden is something you can't fast track."





OUT & ABOUT

Step outside and discover all the delightful walks available on the doorstep. Circular routes lead through the lanes and fields, with a plethora of public footpaths to follow, perfect for dog walking.

Not far from Llangollen and on the cusp of the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty, Sunnycroft is perfectly positioned for lovers of the outdoors.

To the north, Chester is only 11 miles away, and accessible via car and bus. For commuters, travel on from Chester to London via direct rail links within a couple of hours.

With its ancient Roman Walls, Storyhouse cinema-theatre-bar, shops and fine dining restaurants (including Upstairs At The Grill), Chester is so convenient for days out and nights on the town.

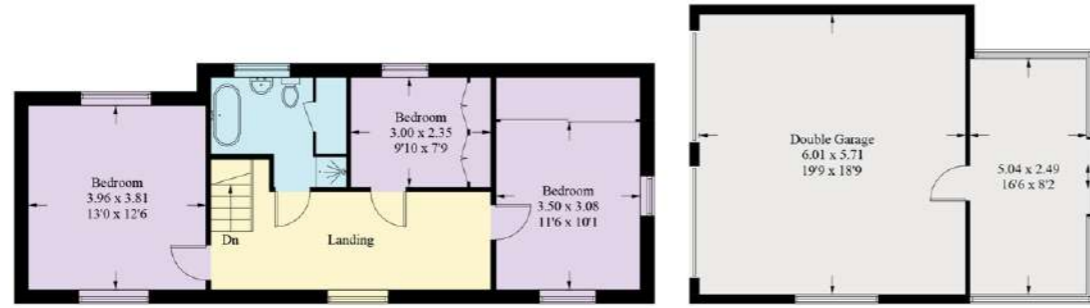
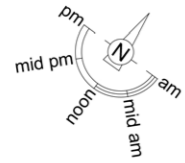
Closer to home, there is a handy Co-op around a five minute walk from Sunnycroft, whilst Wrexham, with its range of supermarkets, is only ten minutes away by car.

Families are well placed for local schools, with All Saints School in Gresford, just down the road, and a selection of schools available in the surrounding villages such as The Rofft School in Marford.

Enjoy the best of both country and town, at Sunnycroft, a quaint and enchanting family home, peaceful, private and brimming with character and light.

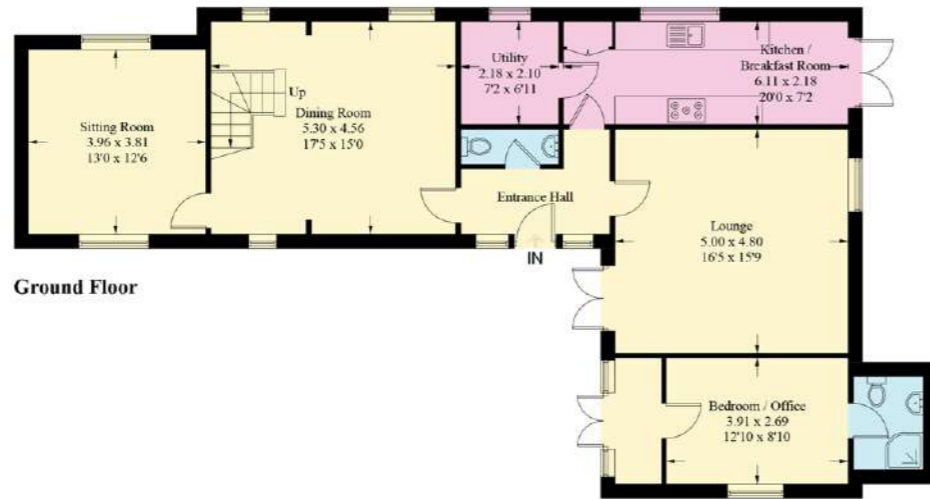
SUNNYCROFT

Approximate Gross Internal Area = 212.4 sq m / 2285.7 sq ft
(Including Double Garage)



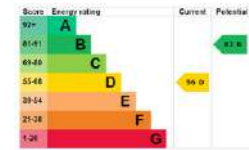
First Floor

Second Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1038745)



FINER DETAILS

- Freehold
- Council Tax Band G
- Dating back to 200 years
- Log burner
- Tripple glazed windows
- Double Garage
- Greenhouse
- Private garden
- Courtyard
- Office/Annex with separate entrance
- 8.5 miles to Chester





SUNNYCROFT

presented by

CURRANS
— unique homes —



WHAT3WORDS: nail.stopwatch.goat

To view Sunnycroft
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