MEADOW COTTAGE WREXHAM

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Tucked away at the end of a quiet, private lane, Meadow Cottage, originally part of the Duke of Westminster's estate, is a rural refuge, offering far reaching views out over the rolling Welsh hills and the wide Cheshire plains.

Designed by renowned Cheshire architect Sir John Douglas, what was once most likely a modest farmworker's dwelling has been now thoughtfully refurbished, extended and reimagined. Framing watercolour views from almost every window, the current owners set about an extensive programme of refurbishment in 2007, taking this home back to brick and instilling it with a new sense of balance.

A matching gable was added to enhance its symmetry and character, while a rear extension made space for a larger kitchen at the heart of the home. Outside, the gardens were reshaped, with stone patios and landscaping designed to embrace the views and capitalise on the sunny position of the home.





EMBRACE THE VIEWS

Large wooden gates swing open to the block paved driveway at the front of the home, where the rurality of the setting can be immediately felt. With space to comfortably park five cars, the driveway is framed by open views towards Hope Mountain, a reminder of the peaceful landscape surrounding Meadow Cottage.

To one side, the converted garage accommodating a gym and storage or can be easily reinstated to a normal garage. For visitors or extra vehicles, there is further parking just beyond the home in a quiet layby.

Stepping through the door, the entrance hall unfolds in soothing shades of white and soft grey, a calming palette that sets the tone for the rooms beyond in Meadow Cottage. Softly reflecting the natural light, traditional panelling along the lower half introduces a gentle nod to the cottage's heritage, blending clean lines with subtle character and warmth.











WARMTH & WELCOME

Off the hallway, the formal lounge at Meadow Cottage is a room in which old-world charm meets modern comfort. Framed by original beams that speak to the home's heritage, the lounge stretches elegantly from front to rear, providing room for all the family. At its heart, a Stovax wood burner crackles softly, infusing the room with warmth and making it a perfect winter retreat. A window to the front draws in the morning light, while French doors at the rear open onto the garden, inviting the outdoors in and making the space ideal for all seasons.

Directly ahead from the front door, wooden flooring flows out in a versatile room, currently serving as an accessible ground floor bedroom, but ideal too as a formal dining room, play room or study.

Making your way left along the entrance hallway, passing the foot of the stairs, a latched door opens to the cloakroom, elegantly tiled to the walls and furnished with a vanity unit wash basin, heated towel radiator and WC all with gold fittings, refurbished alongside the main bathroom just 18 months ago.



LIGHT-FILLED SPACES

Ahead, arrive at the snug, a warm and inviting room again furnished with a Stovax log burner which emanates its cheerful glow throughout the room. Neville Johnson fitted cabinetry and shelving features, providing plenty of storage.

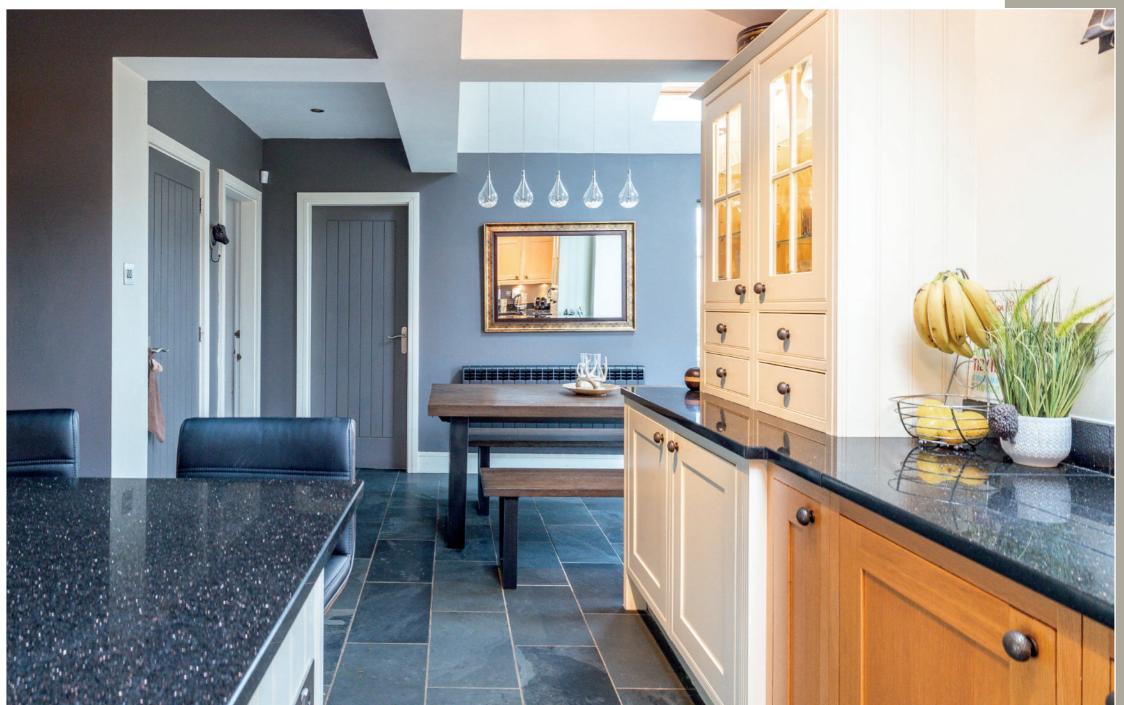
Moving between the snug and the dining kitchen, wooden flooring makes way for slate tiles and sleek granite worktops in the culinary heart of the home.

Wood cabinetry offers a profusion of storage space, with a curving central island providing breakfast bar seating for casual dining. The hub of the home, the dining-kitchen is ideal for entertaining, brimming with an array of fitted appliances including double oven, wine fridge, Neff induction hob, undermounted sink with grooved drainage and with space for an American style fridge freezer. Further storage can be found in the pantry.











HEART OF THE HOME

French doors connect the dining area of the kitchen with the patio for alfresco dining in the summertime, whilst light streams down from the Velux window in the high, vaulted ceiling above.

A large utility room can be found off the kitchen, brimming with storage and with plumbing for a washing machine and dryer. Fantastic views out over to the mountains are framed by windows in both the kitchen and utility room.

Opening up off the kitchen, the modern clean line study can be found, furnished with desk and storage from Neville Johnson and offering direct access out to the garden via French doors.

Accessed from the office there is a spacious cinema room, carpeted underfoot and once again with fitted storage from Neville Johnson. Consider the potential to create a spacious annexe for dependent relatives in this area of the home.



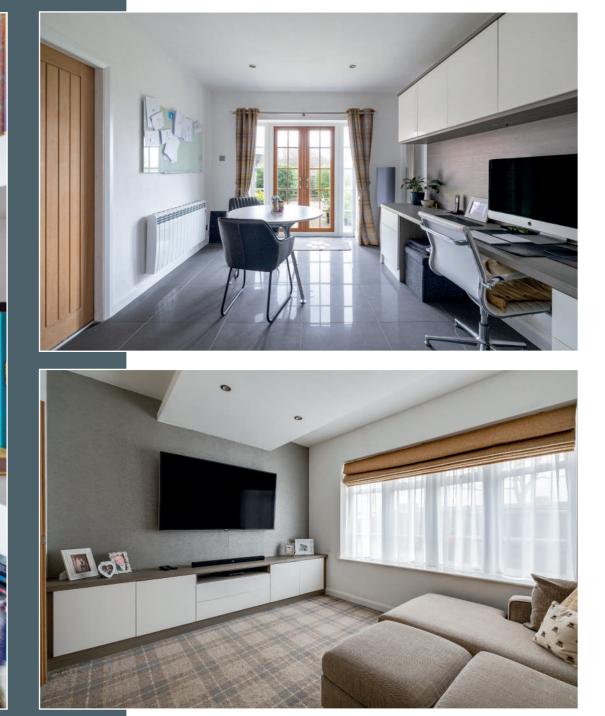
VERSATILE SPACES

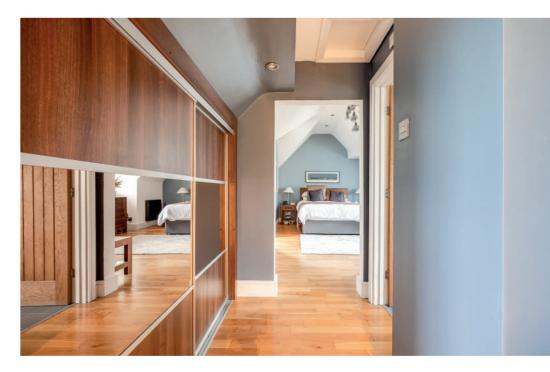
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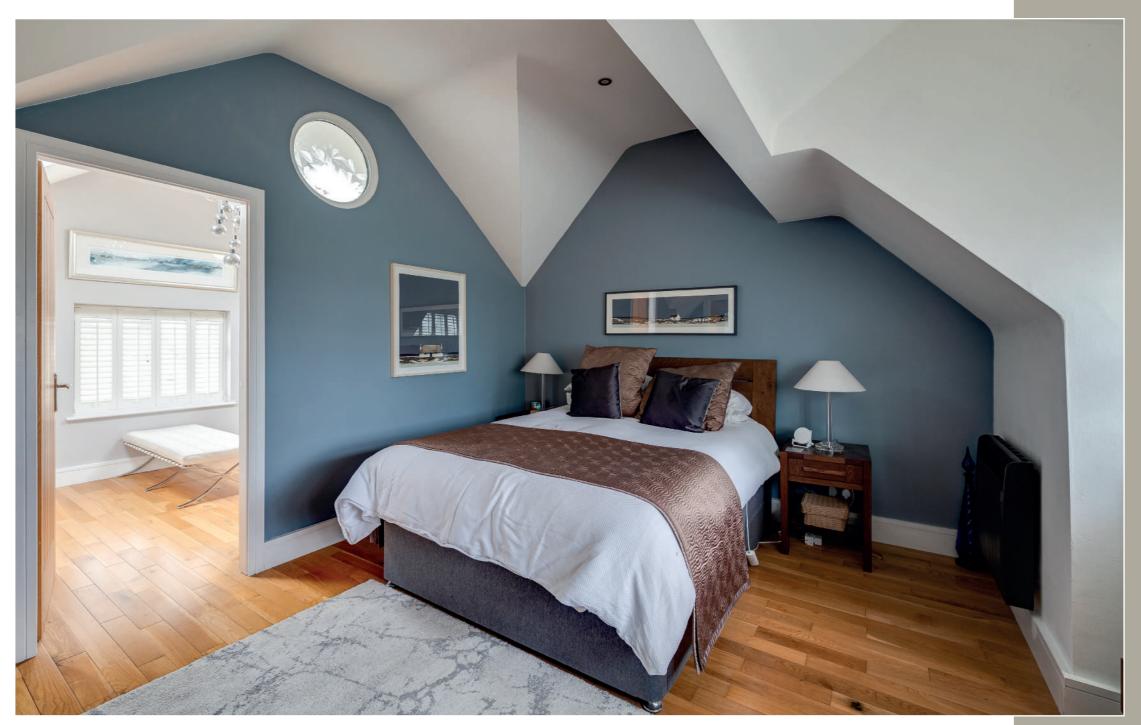
Ascend the carpeted staircase to the first-floor landing, pausing on the stylishly wallpapered half landing to admire the far-reaching views out over the Cheshire countryside to the Welsh hills.













AND SO TO BED...

Sanctuary awaits in the spacious master suite, accessed via a large walk-through dressing room with fitted wardrobes and a seating area. To the right, refresh and revive in the luxurious ensuite with bath, separate shower, twin wash basins with vanity unit storage, bidet and WC, warmed by underfloor heating.

Bountiful and bright, the master bedroom features a high ceiling with quirky angles, and wooden flooring underfoot. Opening up off the bedroom, a full dressing room, furnished by Hammonds, offers abundant storage for all your seasonal attire, drenched in light by large windows and a high Velux.

Returning to the landing, freshen up in the shower room on the left, where a wide wash basin with two drawer vanity unit storage can be found.



REST & REFRESH

Across the landing, beyond the large linen closet, discover a quaint cottage bedroom with ample space for a double bed and with fitted wardrobes and a desk nestled within the sloping roofline of the eaves. Wake up to ever changing views out over the fields.

A third bedroom offers dual aspect views out over the countryside and garden, nestled across the landing from a fourth, once more drenched in light from large windows overlooking the garden.









GARDEN ESCAPES

Outside, the garden at Meadow Cottage is a beautifully landscaped haven, designed for both relaxation and entertaining.

Mature borders, lawn and shrubs wrap around the cottage, creating a serene connection with the countryside beyond. Multiple patios, blending porcelain paving and cobbled stone, invite you to follow the sun as it moves around the garden, or retreat to the shade, throughout the day.

Taking centre stage is the impressive garden room - a versatile and inviting 4m x 3m structure offering endless possibilities: an office, an extra bedroom, a cosy sitting room, a gym, or even a stylish garden bar. With double doors opening to both the front and side, it seamlessly connects to an aluminium pergola with a slatted roof that can be opened or closed, making it perfect for entertaining in any weather.

Meanwhile, on the main patio, opening up from the kitchen, host gatherings throughout the summer, where there is currently provision for a six-person hot tub.

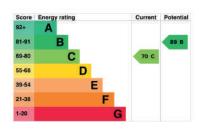


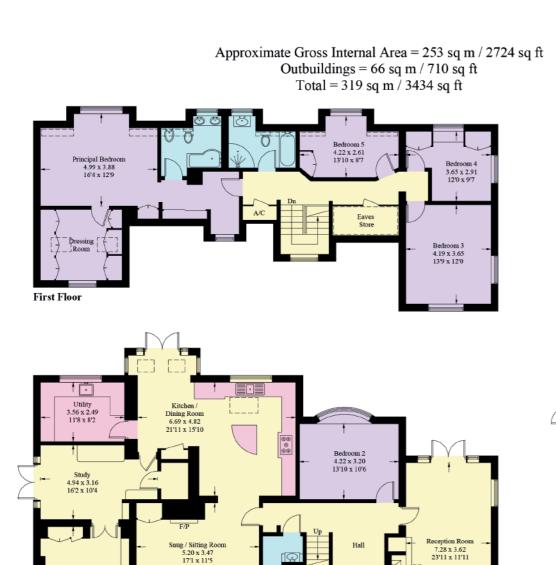


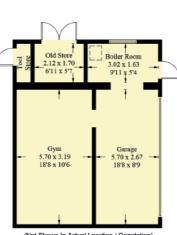














FINER DETAILS

• Rural location with views of Hope Mountain

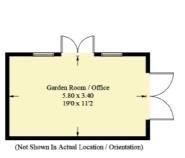
T.V Room 3.75 x 3.6

12'4 x 11'1

Ground Floor

- 15 mins from Chester and A483
- Local gastro pubs and country walks
- Uninterrupted views towards Welsh hills
- Outdoor 'pod' for work at home use

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1150989) N LIG DIFF



E Reduced head height below 1.5m







OUT & ABOUT

The area surrounding Meadow Cottage offers the perfect balance of rural charm and convenient connectivity. Situated just two minutes' drive from both Higher Kinnerton and Rossett, all you need is just a stone's throw away.

Families are ideally located, within a 10–15-minute drive of some of the region's top schools, including The King's School and The Queen's School in Chester.

Pull on your walking boots and head into Higher Kinnerton where you can pick up your essentials in the local shop and enjoy coffee and a cake at the local café. In Rossett, you can find a Co-op, local pub and pharmacy. Meanwhile, in the nearby village of Pulford, just five to ten minutes away, there are plenty of options for dining and shopping.

Convenient for commuting, Meadow Cottage is around 15 minutes' drive from Chester with its vibrant selection of shopping, dining and cultural opportunities. Chester train station also provides direct connections to London Euston in just over two hours.

A haven for walkers, step out of the front door and find yourself surrounded by fields and footpaths - perfect for country strolls, dog walking, or family adventures.







/// WHAT3WORDS: tripped.losing.penned

To view Meadow Cottage Call John on 01244 313 900 Email: john@curransunique.co.uk

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