



# GROVE HOUSE

LLYNDIR LANE

*Grove House - Llyndir Lane*

Grove House, situated in the thriving rural village of Rossett, offers the best of both worlds – luxurious, quiet countryside living, with the convenience of Chester, Wrexham and several major road links close by.

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# Contemporary Country Living

Grove House opens up at the rear into a spectacular sweep of space, light and glass. An uplifting, contemporary home full of unexpected detail and flow, packed with modern tech and energy efficiency but rooted in a peaceful, rural setting, Grove House is a rare blend: high-spec, high-ceilinged and utterly one of a kind. Prior to its transformation into a striking modern home, Grove House was known to many as The Golden Groves Inn - a traditional black-and-white coaching inn along a quiet country lane. Though the pub closed its doors some years ago, its legacy lingers in the landscape: the original wrought iron pub sign still stands across the road, and locals still recall leisurely Sunday lunches in its beer garden, now the home's generous lawn. Transformed by a local builder, Grove House has been reimagined - along with the neighbouring home - into a contemporary country home that nods to the past while looking firmly to the future.





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# Smart Living, Seamlessly Done.

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Behind the calm, contemporary design lies a quietly powerful layer of smart tech and energy efficiency. Underfloor heating runs throughout Grove House, not just the ground floor but upstairs and even in the garage, with every room individually zoned and app-controlled for personalised comfort. In the sunniest, south-facing rooms, discreet air conditioning units keep things perfectly cool, including the lounge, gym, principal bedroom and guest suite. Lighting is by Lutron, with push-button presets for different moods and moments - from 'cooking' and 'dining' scenes in the kitchen to a gentle 'breakfast' setting and a 'bedtime' mode that leaves a soft trail of light to guide you upstairs.

An integrated sound system connects via Sonos for seamless music and podcasts, with the added convenience of voice-activated lights and audio, while a cinema room with built-in speakers and subwoofer brings movie nights to life. Security is equally smart, with a gated entrance, intercom, and 24-camera CCTV system, all controllable remotely. Beyond the electric gates, the expansive paved driveway provides so much parking, sweeping around the side and to the rear of the home. The huge triple garage with its spacious storage room above offers secure parking and a space for suitcases and other large items.



# A Warm Welcome.

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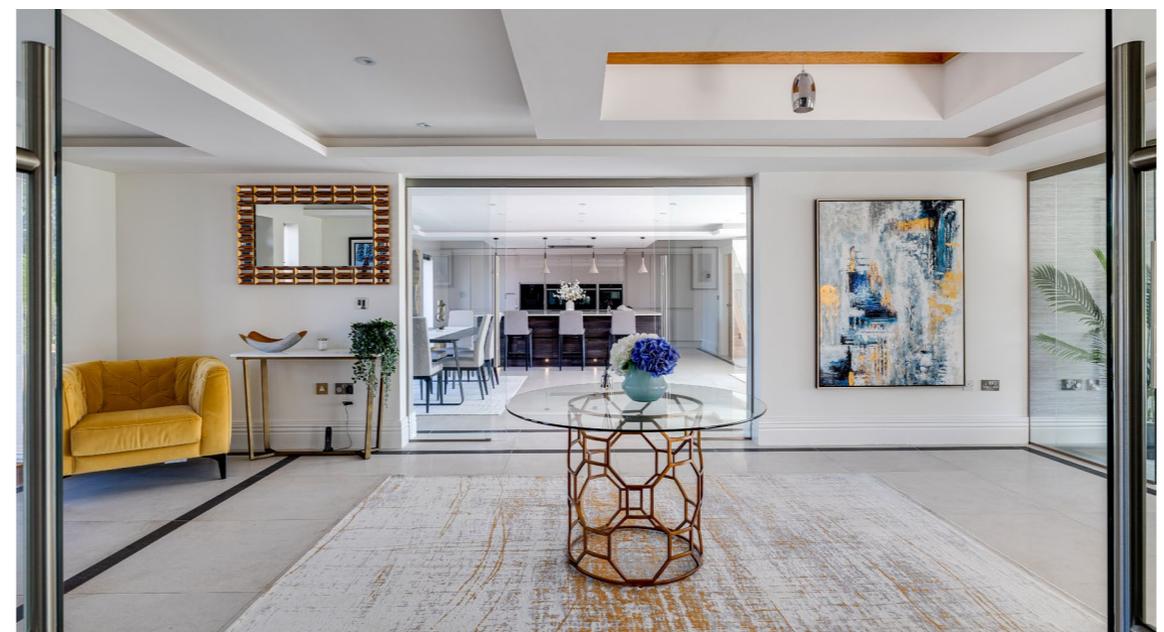
Step through the front door and the full impact of Grove House reveals itself. Gleaming porcelain tiles run underfoot in the entrance hall, reflecting the natural light that floods in from every direction. Sightlines pull you forward immediately - through the hallway, across the sitting room and out to the wall of glass that frames the garden and distant fields beyond. Open and light, with a sense of calm clarity, the main entertaining spaces branch off in all directions - each with its own distinct mood - yet with a palette that remains harmonious, modern and timeless. Large internal glass doors can be closed for privacy or opened wide to maintain the sense of flow. Overhead, a cascading pendant light shines light down from the double height ceiling and first floor landing above.





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# Light-filled Living.



Ahead, the sitting room is the perfect place to relax and unwind at the end of the day, drenched in light from windows to three aspects, with solar glazing and air conditioning providing an ambient temperature even in the height of summer. Beyond the sliding doors, the expansive patio and lush lawn stretch out into the distance.



## Feast your eyes.

From the entrance hall, step through tall, glazed doors to the left and into the heart of the home - the spectacular open-plan kitchen and living space, perfectly designed for both entertaining and everyday life. Porcelain tiles extend underfoot, while light spills in from bifolding doors that provide instant access out onto the patio and garden beyond for effortless alfresco dining. A room where mornings begin - coffee in hand, doors open, sun streaming in - and where evenings stretch out around the dining table or quartz-topped island with integrated sockets and hidden charging points; this kitchen-dining-living space is the true heart of the home.



A chef's dream, the sleek and streamlined kitchen is fully equipped with a full suite of Neff appliances, including an induction hob, two steam ovens, a microwave-convection oven and twin plate warming drawers. A built-in coffee machine adds a daily dose of luxury, grinding fresh beans and brewing to your exact specification with just a touch. Floor-to-ceiling cabinetry conceals clever workspaces - with breakfast prep hidden behind pocket doors to keep the look crisp and clean - while a full height fridge and full height freezer along with drinks fridge and integrated dishwasher complete the picture of effortless living.



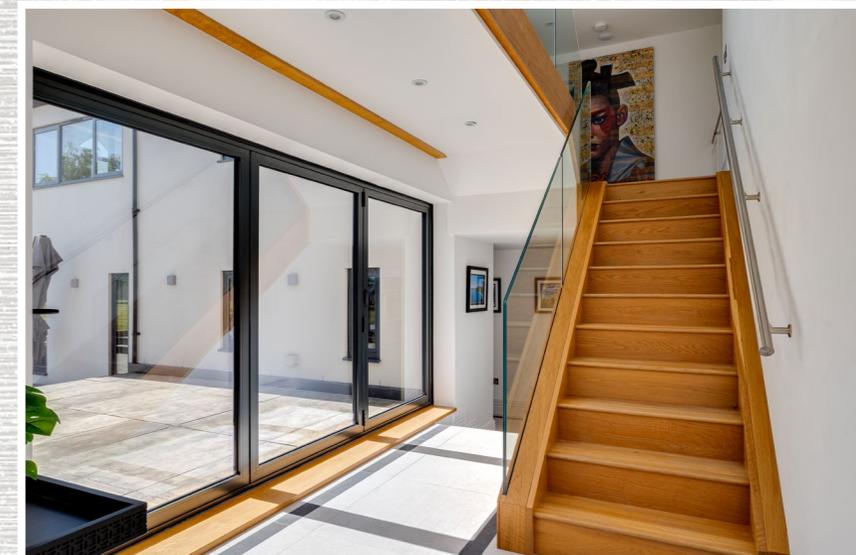
Off the kitchen, the spacious utility room with plumbing for a washing machine and dryer also leads to the handy ground floor WC, a chic and stylish room flooded with light from tall windows lined with fitted blinds. Also serving as a boot room entrance, the utility room opens to the patio and garden. Steps with low level lighting lead down beyond the entrance hallway, providing access to a comms room, ideal for storage, and a second spacious downstairs WC with twin wash basins.



Just off the hallway, the cinema room is a cool, intimate space with blackout blinds, black painted walls, and sleek, black, reclining cinema seating - perfect for switching off and sinking into a new release with the full big-screen experience from the comfort of your own home. At the far end of the hallway, the home gym is filled with natural light thanks to multiple windows and two separate glazed doors that open directly onto the patio. Brand new, wooden herringbone flooring underfoot adds warmth, while the light, airiness of the room makes it a flexible space - equally suited to workouts, yoga, or transforming into a playroom, games room, or second lounge for teens. Returning to the main entrance hall, a oak and glass staircase ascends from the hallway to a carpeted landing where the principal suite unfolds to the left.

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## Movie Night Magic.





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## Breathtaking bedrooms.

Beyond the door, the principal suite opens into a cleverly zoned and light-filled sanctuary. The bespoke dressing area is arranged in a horseshoe of fitted wardrobes beneath the high vaulted ceiling, creating a sense of intimacy without closing off the space. Storage is abundant, with soft-close cabinetry and spot lighting enhancing the sense of calm, considered luxury. At its centre, a glass-topped island with drawers, adds both style and substance, complete with a fabric-cushioned seat.

To the right, refresh and revive in the ensuite, a calm, contemporary space with clean lines and subtle warmth. A walk-in rainfall shower features alongside twin wash basins set upon a two-drawer floating vanity unit, with LED demisting mirror above. There is also a deep-set bath, for lengthy soaks, set beneath the same lofty ceiling, where light streams in through a large Velux window, for the ultimate spa-like experience. There is also provision to install a television if needed.





Beyond the dressing area, the main bedroom opens out, extensive and drenched in light. A dramatic vaulted ceiling frames the full-height gable window, where floor-to-ceiling glass draws the countryside vistas in, offering uninterrupted views across the garden and green fields beyond. Step through the glazed doors onto a private balcony, perfectly placed for morning coffee or golden-hour stillness. The soaring ceiling enhances the sense of volume, with four automated Velux windows drawing in even more natural light. Fitted with integrated blinds, these can be set on a timer to open and close at selected times and will close automatically if it rains. Throughout the bedrooms, the soft, neutral palette and deep carpeting create a cocooning calm, while thoughtful details, from layered lighting to bespoke vanity and media points, make the principal suite a space to be savoured, not just slept in.



Along the landing, discover the remaining bedrooms at Grove House. Bedroom two is a capacious sanctuary served by its own spacious bathroom ensuite and providing access to a versatile room with full height apex window, currently serving as a sitting room and ideal as a Jack 'n' Jill playroom or games room, and with access back out to the main landing, with a tall internal window drawing in the light from the cascading chandelier on the landing. Admire the far reaching views out over the fields from the apex window. Accessible from both this room and the neighbouring bedroom, revive your senses in the sublime and spacious family bathroom, where an enormous bathtub is bathed in light from the window above, and a separate walk-in wet room style shower awaits, alongside twin wash basins and a WC.



“We love the view in the morning - waking up and just seeing the countryside stretch out in front of you. It's so private. You can see for miles.”

# Serene Living.

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With far reaching views out over the rear patio and striped, manicured lawn to the rear, another large guest bedroom awaits. Furnished with bespoke, black, fitted wardrobes and a built-in dressing table, this barely-used bedroom has a pristine feel. Finally, suffused in light, a large fourth bedroom with air conditioning and built-in wardrobes can be found at the end of the landing. Highlighting the versatility of the home, this sumptuously sized suite overlooks the garden through another impressive apex window, with a private ensuite featuring a large, P-shaped bath with showerhead attachment.



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In the rear garden, open lawn stretches out beyond the porcelain patio creating a haven for entertaining and unwinding. Entirely private and enveloped in green fields, the rear garden is a true extension of the home. Two tiers of patio create multiple seating and dining zones - perfect for alfresco dining, parties or simply catching the sun throughout the day - while a magnificent silver birch takes centre stage, its fountain-like canopy shimmering in the sunlight and soft breeze.



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# Outdoor Oasis

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Laid to lawn and unpretentious, flower beds provide seasonal colour, whilst deferring to the spectacle of nature that surrounds and abounds; quiet, green and endlessly peaceful. To the side, the detached triple garage is ideal for car enthusiasts, with underfloor heating and space for a collection of classic motors while a large upstairs room is currently used for storage. Just across the lane - available by separate negotiation - a building originally designed as a stable block - comes with their own gated access, parking and land, opening the door to even more possibilities.



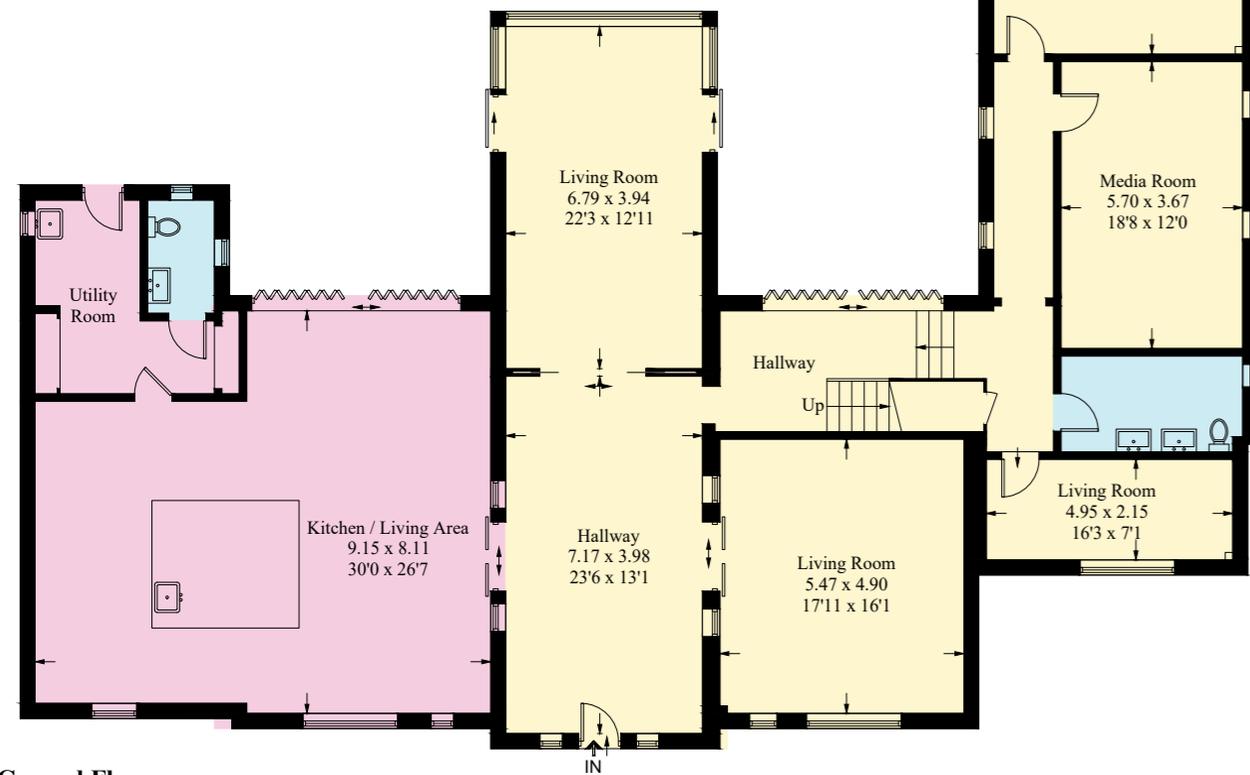


## Out & About.

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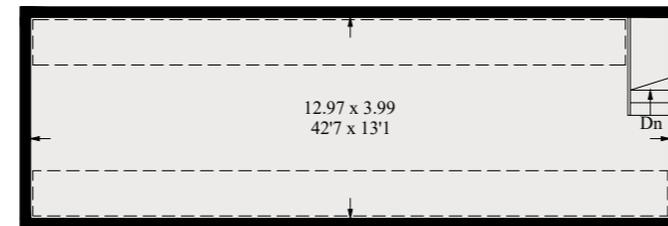
Grove House enjoys the best of two worlds, residing in the peaceful North Wales countryside yet just minutes from Cheshire's borders and key road links. The A483 and A55 are both easily accessible, connecting you to the M53, Liverpool and Manchester in around 40 minutes, while direct trains to London run from Chester station, less than 20 minutes away. Rossett itself is a thriving village with a warm, welcoming feel. All you need is on the doorstep, with an artisan bakery, chemist, juice bar café, Co-op, dentist, doctors and hairdresser, plus several popular pubs including The Golden Lion and The Alyn. A brand-new farm shop has recently opened just outside the village, while "The Hub" – a new café-meets-community space - is already drawing praise from the locals. Whether it's a Chinese takeaway night or dining alfresco with a pint, there's plenty to discover close by. For families, the area offers excellent schooling options - from well-regarded local primaries to top-performing secondaries, including the award-winning independent King's and Queen's in Chester. And when it's time to explore, the choices are vast. The coast is under an hour away, whilst the untamed mountains of Snowdonia are not much further. Closer to home, the surrounding landscape is criss-crossed with walks, riversides and cycling routes. A home that balances modern comfort, community and connectivity, all while being surrounded by quiet, green space, Grove House is not so much a home as it is a lifestyle. Shaped by light, space and ease, with its clean architectural lines, thoughtful tech and far-reaching rural views, Grove House is modern country living at its most refined.

Approximate Gross Internal Area = 475.6 sq m / 5119 sq ft  
 Outbuilding = 141.3 sq m / 1521 sq ft  
 Total = 616.9 sq m / 6640 sq ft

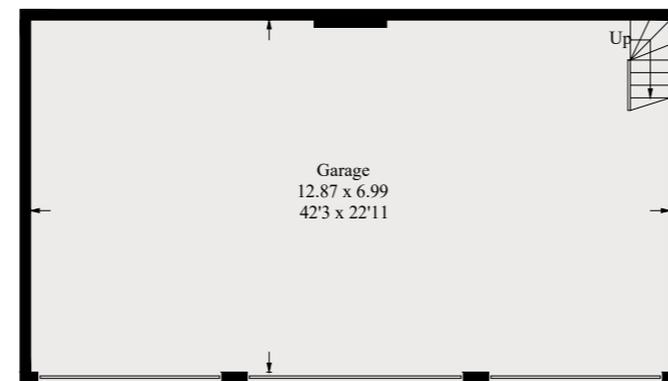


Ground Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Outbuilding - First Floor



(Not Shown In Actual Location / Orientation)  
 Outbuilding - Ground Floor

[Dashed line symbol] = Reduced headroom below 1.5m / 5'0

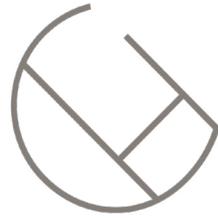


First Floor

## Finer Details.

- Underfloor heating throughout
- Energy efficient - solar panels and double glazed throughout
- State of the art Lutron system for levels of lightling
- Sonos sound system voice and App controlled
- Electric gates and CCTV

\*\* Whilst every effort has been taken to ensure the accuracy of the fixtures and fittings mentioned throughout, items included in sale are to be discussed at the time of offering \*\*



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WHAT3WORDS: ///motored.section.dramatic



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