

COBBLESTONE HOUSE

CHESTER ROAD



Refined, future-ready and perfectly private: Cobblestone House is a masterclass in timeless modern living. Designed with precision and built to uncompromising standards in the leafy rural village of Rossett, Cobblestone House blends craftsmanship with classic finesse, delivering a sense of scale, elegance and ease that transcends trends. Five bountiful bedrooms, a fully equipped gym, flowing family spaces and thoughtfully integrated features, from the verandah and balcony that blur the line between inside and out, to an entire top floor devoted to leisure, with a cinema and games room, make this a home that celebrates lifestyle at every level.



STYLISH ARRIVAL

Beyond private electric gates and sweeping laurel hedging, Cobblestone House makes its presence felt from the first, defined by bold gables and crisp architectural lines. Brickwork curves around the entrance, meeting with lush laurel hedging, framing the broad driveway, offering parking space for multiple cars, with a double garage also available. Step through the oversized front door and into a double-height entrance hall, both cocooning and open, flooded with natural light courtesy of full-height glazed panels (tinted for perfect privacy). Pale herringbone Karndean flooring in a soft natural shade flows seamlessly underfoot, pairing with the Art Deco inspired wrought iron balustrades in the statement bespoke oak staircase for a timeless feel. Light becomes a design element in itself with sensor-triggered LEDs activating upon arrival, with colour-changing options for the perfect ambience, from intimate evenings to the festive glow of Christmas. Along a feature wall, near metre-square porcelain tiles mirror those in the kitchen, their smooth groutless finish setting the tone for the level of detail that defines the home throughout.





Light streams in through a wide window, with a sense of flow invited by the herringbone flooring, featuring throughout the ground floor. A timelessly graceful space, ideal for evening entertaining, quiet reflection or simply as a refined retreat from the main family spaces, this is a room that offers versatility and elegance in equal measure.



Freshen up in the cloakroom before stepping through the double doors to the right, into the sitting room. A formal space, designed for comfort and calm, the statement media wall with inset electric fire takes centre stage, flanked by recessed LED-lit shelving, adding a soft glow.





THE HEART OF THE HOME

At the core of Cobblestone House lies a beautifully zoned open-plan kitchen, dining and living space, cleverly arranged in a flowing horseshoe layout that balances sociability with function. At its centre, the dining area sits framed by bifolding doors, offering uninterrupted views over the garden and direct access to the covered verandah, perfect for summer soirees or relaxed weekend brunches, rain or shine.

To the right, the kitchen is a culinary powerhouse. Sleek, handleless cabinetry echoes the tone of the statement tiling found in the entrance hall, while a waterfall-edge quartz island with integrated seating creates a natural gathering point. Neff appliances are seamlessly integrated throughout, including dual ovens, a steam oven, combi microwave oven, two warming drawers, a coffee machine, and dual-temperature wine fridge inset within the island, not to mention the rare luxury of two dishwashers. Alongside a Quooker instant boiling hot tap, pull-out fridge and freezer units and a deep pantry cupboard add even more functionality to a space built for everyday ease and large-scale entertaining alike.



Tucked discreetly behind the main kitchen, the boot room and utility area provide further storage alongside a stacked washer and dryer, with side door access to the garden.



To the left, the kitchen space flows beyond the dining space into a relaxed living area anchored by a feature stone-tiled fireplace and media wall, its tiles matching those used throughout for a sense of continuity and calm. Above, a roof lantern draws in natural light, while further bifolds open to the patio and lawn, reinforcing the effortless indoor-outdoor connection. With a constant ambient temperature year-round courtesy of the air source heat pump, every room of the home is both comfortable and impressively efficient.



SPACE TO STRETCH OUT

Beyond the snug, the gym offers valuable flexibility, a room that would also lend itself beautifully to a home office, studio or playroom, depending on your needs. Discreetly accessed from here, the plant room houses the technical hub of the home: the air source heat pump, 10kW battery storage for the 24 rooftop solar panels and the integrated sprinkler system, all quietly working to support a home designed to perform effortlessly behind the scenes. Back in the entrance hall, the handmade oak staircase ascends to the first-floor landing, where ahead, the family bathroom beckons.





Lustrous white marbled tiles stretch out underfoot and to the walls for a cohesive, spa-like finish. Soak away the aches in the freestanding tub or freshen up beneath the rainfall head of the walk-in shower. Storage is plentiful, with a floating vanity unit wash basin and LED mirror above. Along the landing to the left, the storage room is large enough to accommodate all the linen for the super-king-size bedrooms. Next door, a large guest bedroom is privately tucked away, served by a soothing shower room ensuite.

ROOM TO BREATHE



Turning right at the top of the stairs, along the gallery landing on the left lies the principal suite, a vast, light-filled sanctuary that pairs scale with serenity. With its ballroom proportions, the principal suite captures penthouse hotel luxury: there's ample room to zone for sleeping, relaxing and unwinding, all while enjoying peaceful views through the full height glazed doors leading out to a private balcony. A pair of bespoke wardrobes complement this bedroom's extensive storage, while the walk-in dressing room accommodates everything from accessories and shoes to cocktail dresses and suits with hanging space, open shelving and warm LED lighting. Designed to elevate the everyday, in the ensuite, full-height porcelain tiling creates a sleek, boutique-spa finish around the expansive waterfall shower and double vanity unit with wash basin.



Set along the broad, light-filled gallery landing, the remaining two bedrooms on this level, also with shower room ensuites, are both superbly sized, large enough to accommodate two double beds. Peaceful, private retreats, these bedrooms offer incredible views out over the fields to the front. Thoughtfully spaced out around the impressive gallery landing, each room feels tucked away in its own wing, ideal for families and visiting friends.

THE ULTIMATE TOP-FLOOR RETREAT

Ascend to the top floor and unlock the final flourish of Cobblestone House, a self-contained sanctuary of space, light and luxury, offering an entire level of remarkable flexibility, dedicated to lifestyle. Currently configured as a leisure suite, this level could serve as an elevated apartment in its own right, with dedicated zones for living, dining, working and relaxing. To the left of the staircase, a deep-set area currently serves as a cinema room, complete with wiring for a media wall, spacious yet cosy enough to enjoy immersive evenings in front of the latest blockbuster. Beyond, the space opens up dramatically beneath angular vaulted ceilings, culminating in a striking picture window with views out across the fields to the front, the perfect spot for a pool table, games zone, or relaxed seating area. Whether imagined as a teenage hangout or entertaining space for guests, the scale here is exceptional.



FLEXIBLE FUTURES

To the right of the stairs, the footprint has been subtly designed to accommodate a completely self-contained suite with a large double bedroom, an open dressing room with fitted wardrobes, a fully tiled ensuite featuring a walk-in rainfall shower and freestanding bath and even a sleek kitchenette with quartz-style worktops and contemporary grey cabinetry. There's ample space for a sofa and desk, allowing this entire wing to operate independently; ideal for an older child, guests, or live-in family member. A partition wall could be easily erected here to define this side as a private annexe without compromising the light or flow; a brilliant option for multi-generational living or a live-work set-up.



The top floor was supposed to be the master bedroom, but having a huge walk-in wardrobe and balcony on the first floor makes it a difficult choice!"

Whether utilised as a deluxe home office suite, creative studio, annexe apartment, or a full-scale leisure complex, this floor elevates Cobblestone House to something altogether more extraordinary. In essence, this home is not just about more space, it's about more possibilities.

OUTDOOR OASIS

Sheltered by 7ft high timber fencing and softened by blossom-laced branches, the garden at Cobblestone House is a perfectly private paradise, practical and low maintenance with a focus on leisure. A broad, flat lawn offers space for children to play and let off steam, while generous stone patios provide the ideal setting for cocktails at golden hour or long summer suppers beneath the trees.

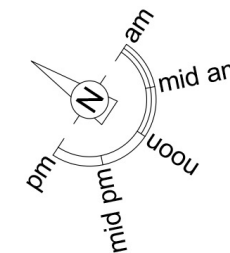
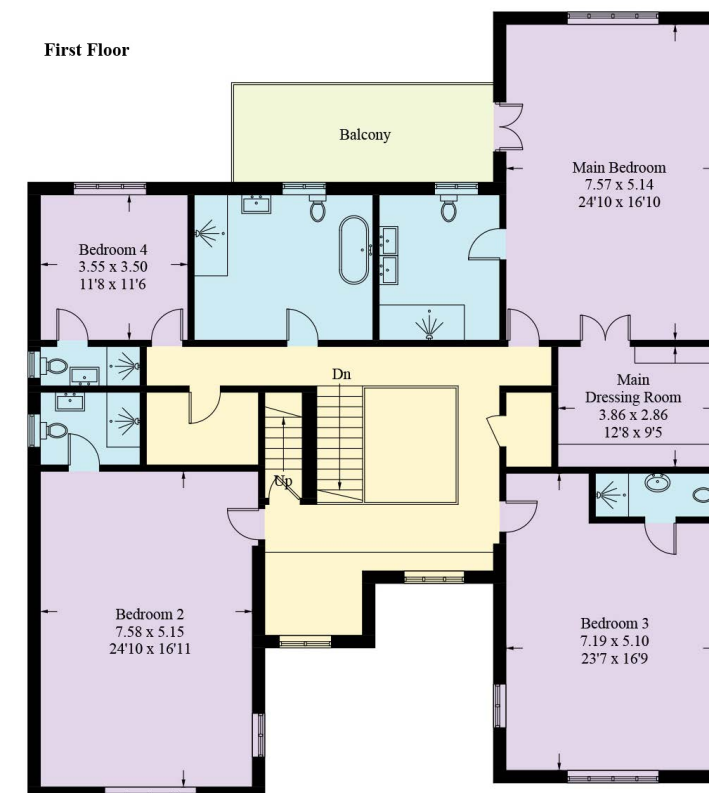
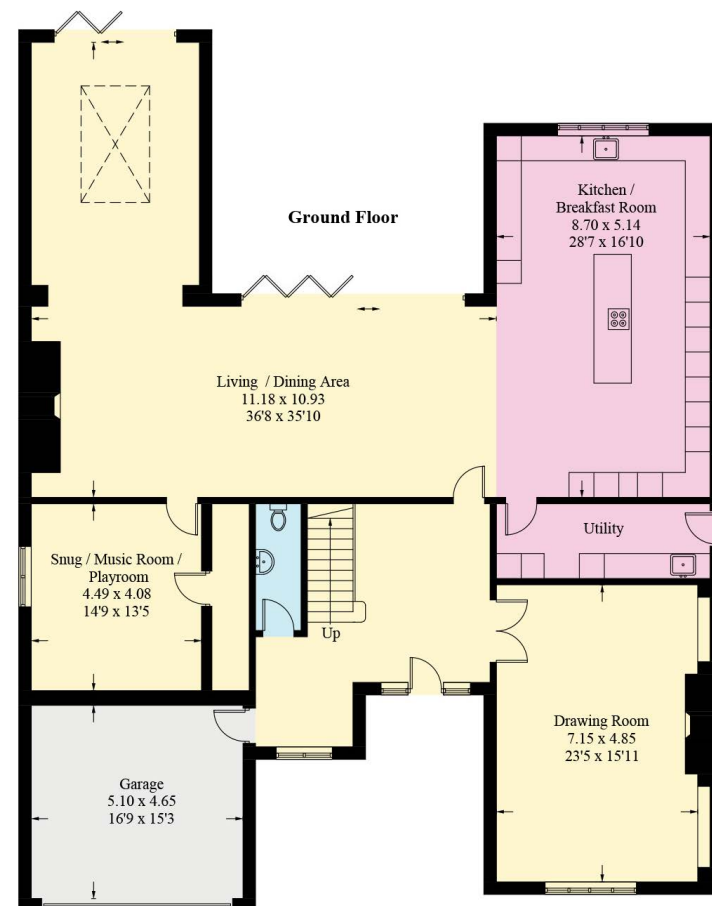


South-facing and bathed in sunlight from dawn to dusk, this is a garden made for real life: secure, secluded and simple to enjoy. With integrated lighting ready to glow as dusk descends, this private, peaceful space is beautifully designed for both laid-back family life and effortless entertaining.

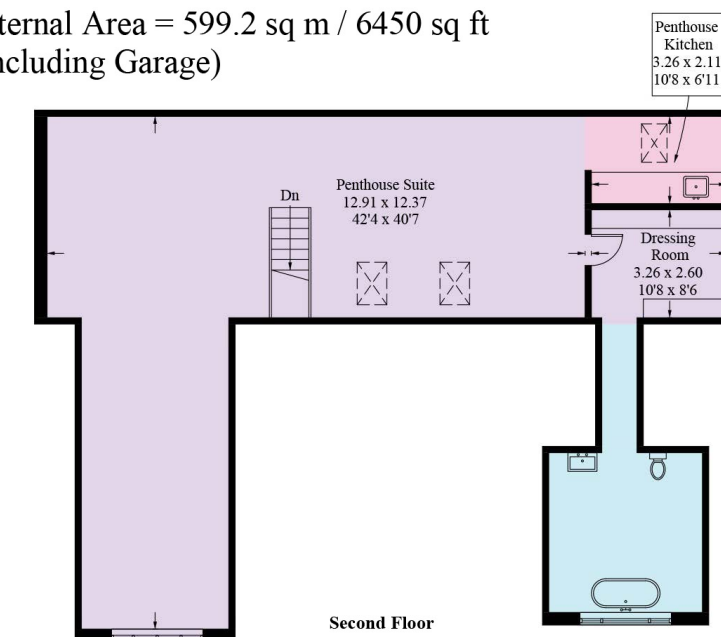


ON YOUR DOORSTEP

Beyond the peace and privacy of its electric gates, Cobblestone House enjoys a prime position in the heart of Rossett, a village cherished for its charm, community feel and sense of quiet connection. Set along a leafy, gently used lane that links the community, Cobblestone House, overlooking open fields, is moments from scenic walking trails, ideal for morning strolls or dog walks at dusk. Rural, but not remote, just down the road, the Grosvenor Pulford Hotel & Spa offers an indulgent spot for afternoon drinks, fine dining or a touch of wellness. And when the city calls, historic Chester is only a short drive away. From the acclaimed independent schools King's and Queen's to the cultural draw of the Storyhouse theatre, riverside walks along the Dee and a thrilling day at the races, Chester is the place where heritage, elegance and modern living combine. With motorway links within easy reach and the coastlines of North Wales and the Wirral just over the horizon, Cobblestone House is perfectly positioned for days out, with both adventure and family fun within effortless reach. A home with presence and purpose, balancing high-end design with the thoughtful detailing that makes a house a home, whether entertaining on the patio as the garden lights begin to glow, retreating to the upper floor above for a movie or game night, or simply enjoying the rare feeling of space and serenity, Cobblestone House delivers. Not just built to last, but to evolve with you, Cobblestone House is a home to grow into, to live well in and to love for years to come.



Approximate Gross Internal Area = 599.2 sq m / 6450 sq ft
(Including Garage)



KEY FEATURES

- Freehold
- Double glazing throughout
- Solar panels offering self sufficient power in summer months
- Air source heat pump
- Sprinkler system
- Large double garage
- Gym
- Cinema room
- Balcony
- Electric gates



COBBLESTONE HOUSE

C H E S T E R R O A D



WHAT3WORDS: ///swoop.exacted.thorax



To view Cobblestone House
Call: 01244 313 900 | Email: sales@curransunique.co.uk

11 Grosvenor Street Chester CH1 2DD
www.curransunique.co.uk