

ROSSETT MILL

CHESTER ROAD



*Built in 1588 and
immortalised by renowned
landscape artist Turner, the
iconic timbered façade of
Rossett Mill stands above the
bend of the River Alyn.*



COUNTRYSIDE WITH CONNECTIONS

Affectionately known by locals as 'the mill with the crooked window', this Grade-II listed watermill – Wales' oldest undershot mill – comes replete with not only a meticulously restored working cornmill, but a creatively reimaged four-bedroom family home, replete with additional annexe accommodation, all set within a rolling 9.5 acres of glorious greenery. Rural, but not remote, life at Rossett Mill comes with all the trappings of village amenities firmly at hand, from the local bus stop running to both Chester and Wrexham, to the shops and local school. When milling ceased in the 1950s, Rossett Mill slid into decline. A later custodian secured its structure, but it wasn't until 2013 that the mill was restored not just as a landmark, but as a warm and welcoming family home. A sweeping gravelled driveway leads up through manicured grounds to the electric gated entrance, where, beyond, plenty of parking awaits.

"If you're looking for a modern executive home, this would be your worst nightmare. But for us, the immense character of the beams, the land, the endless fascination of the river - it was irresistible."





A WARM WELCOME

*"The beams are
extraordinary; old ship
timbers with rope marks
and another which curves
between the rooms in an
arch I just adore."*

Step through the front door into the warmth and welcome of the main living room, where stunning beams in the ceiling and walls, a corner staircase and a stone inglenook fireplace set the scene. A room that comes to life in winter, with the fire roaring, a Christmas tree in the corner and the whole family gathered together, an internal window peeps through into the dining room.







WINE & DINE

Striking a balance between modern indoor-outdoor living and traditional formality, the dining room is a light-filled yet historically elegant space. Its beams and internal window add character, while French doors open to a courtyard for summer suppers beneath the wisteria and Virginia creeper festooned pergola. Designed for gatherings large or small, the room easily accommodates a table for twenty, with double doors opening through to the sitting room to create a marvellous flow for parties or closing off for more intimate occasions.

"It's a wonderfully flexible house - we've seated twenty here for dinner, but when it's just the two of us, we shut everything down and live in the kitchen and garden room."

Another doorway leads into the old cornmill, its centuries-old timbers and stonework adding a tangible sense of the building's past. To the right, a smaller breakfast room doubles as a study, with beams overhead, a desk by the window and space enough for a dining table for Sunday brunch.



"We tend to use this room as the everyday entrance."

Practical areas also featuring on this floor, include a utility with traditional checkerboard floor, stone-arched window drawing in an abundance of light, sink and plumbing for washing machine, alongside a downstairs WC and a boot room – a light filled modern extension – all warmed by underfloor heating.

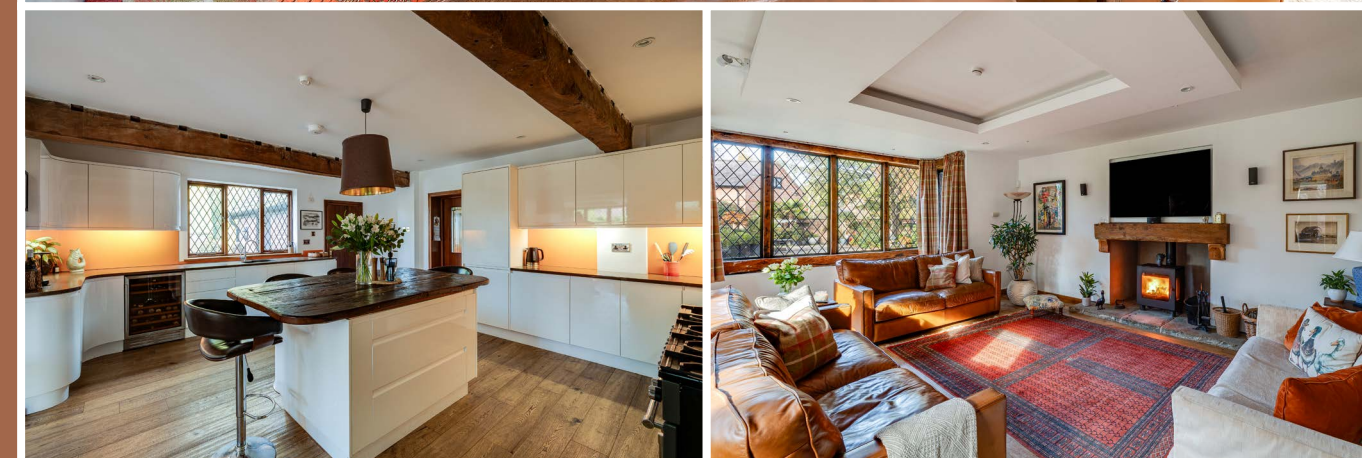




COUNTRY COMFORTS

Looping round from the boot room, underfloor heating warms the wooden floors in the kitchen, where sleek, handleless white cabinetry softened by warm orange accents, provides plenty of storage. A range cooker sits within the inglenook, with Corian worktops to the sides and a sociable island at the centre, its worktop crafted from 200-year-old French oak, once part of cow boards still etched with chain marks. Beyond lies the garden room, bright with double glazing, a bay window to the courtyard and a log burner perfect for winter nights. In summer step out onto the patio beneath the vine festooned pergola.

"When it's just the two of us, we could happily live in these two rooms."





& SO TO BED

Returning to the entrance, take the stairs up to the first floor, where the spectacle of beams and woodwork makes an encore. Light streams in, filling the height of the vaulted ceiling, through a large window overlooking the extensive grounds to the rear. Sleep soundly in the first of the guest bedrooms, up a step and to the right, overlooking the lawns and road to the front. Tucked off an inner landing, with its own bespoke wardrobe space, refresh in the modern en suite bathroom containing bath with overhead shower, drenched in light. Soft cream carpet flows underfoot, with exposed beams framing the vaulted ceiling. Sanctuary awaits in the middle bedroom, spacious and bright and served by its own private en suite with double-ended bath and separate shower.





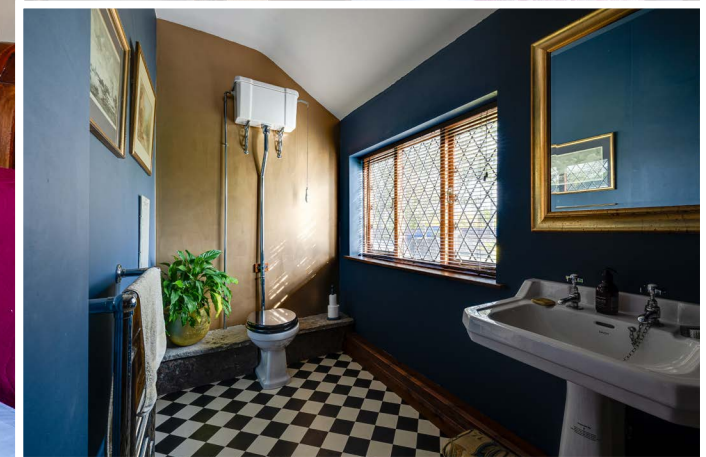
PEACE & SERENITY

Shades of Stiffkey Blue embellish the walls of the sunny, south-facing principal bedroom, stretching out into the recent extension, with idyllic views out over the garden and coach houses. Carpeted underfoot, light drifts in through large diamond-paned windows, while the airy vaulted ceiling rises up beneath exposed beams. Storage is abundant within the walk-through fitted dressing area with built-in wardrobes. Refresh in the peace and tranquillity of the private en suite.





Returning to the main landing, discover a guest room overflowing with character, accessed up a series of steps. The so-called 'up and down' room, awaits down a few further wooden stairs. Bedecked with beams, this hidden Hogwarts-style room is a hidden gem, light and bright, looking out over the courtyard and furnished with its own en suite shower room.





LIFE BEYOND 'RUN OF THE MILL'

Restored in the 1970s to save it from ruin and later cared for alongside the renovation of the home itself, the corn mill today remains one of the most remarkable features of Rossett Mill. Rising up over three storeys and still complete with its original turning stones and machinery, it can be brought to life at any time, simply for the pleasure of watching history come alive, or to grind a little flour on a summer afternoon when friends are visiting. Fed by the mill race from the River Alyn, drawn from a weir and sluice gate upstream, the system of channels and bypass gates has worked unchanged for centuries and the mill itself was built to sit above the floodline, standing secure even when the river runs high. More than a historic relic, the mill itself holds great potential for the future; whether as a private venue, a place for demonstrations, or even, one day, for educational and charitable ventures.

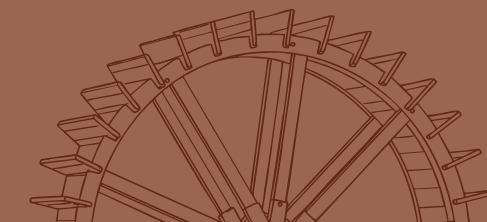
"In the original deeds from 1588, the mill owner has the right to extract as much water from the River Alyn as they wish, it's a right that has been maintained for over 400 years."





THE COACH HOUSES

A high wall separates the mill from the driveway and coach houses, ensuring complete privacy between the main home and the independent annexes. Two converted coach houses, each with garaging below and a self-contained flat above contain their own kitchens, living areas and bathrooms (one apartment with bathroom and en suite, the other with a Jack and Jill bathroom). Both apartments bask in the glorious rural views that surround, offering independent access. Currently let as Airbnbs, they are equally suited to visiting relatives, grown-up children or even an au pair or gardener.





A SCENE IMMORTALISED BY TURNER

The view of Rossett Mill, its land and the River Alyn was once captured by J.M.W. Turner, a painting that now hangs in the National Gallery in Cardiff. Today, the same timeless scene unfolds across 9.5 acres, where the mill race runs alongside the home and the river offers 350 metres of single-bank fishing for trout, grayling and perch. Herons, kingfishers, egrets and ducks make their home here, while hundreds of trees have been planted along the banks, including a rare black poplar gifted by Chester Zoo, now standing forty feet tall. Wildflower meadows, rose beds and seasonal planting bring colour throughout the year, while an open-fronted barn provides space for tractors and ride-on mowers. Idyllic in all seasons from summer suppers beneath the pergola, to autumn leaves turning along the drive, Christmas celebrations indoors and out and spring days when children paddle in the shallows, Rossett Mill never loses its charm. The land has even hosted wedding receptions in marquees and tipis, with scope to hold up to 18 weddings a year without a licence in Wales - a backdrop as practical as it is lucrative.

"Christmas here is magical, and in summer we hear buzzards overhead and see the sun sparkling on the river as we come up the drive."





OUT & ABOUT

Rossett Mill offers the best of both worlds, embraced by nature yet within a thriving village with shops, pubs, Italian restaurants, a pharmacy, mini Co-op and everyday essentials, all within walking distance. Families are well served with St Peter's Primary School in the village, local secondary options and buses running to Chester and Wrexham, with The King's School and motorway links also close at hand. Iconic, unique, magical, Rossett Mill is both landmark and family home, with land and river and wide scope for future use, whether equestrian, livestock, or polytunnels to grow your own. For those drawn to unique, distinct, character homes, the mill stands in excellent condition: ancient beams, a working waterwheel and a home restored with integrity to stand for centuries to come. Opportunities to belong to such a place come once in a generation; when they do, they are to be embraced.

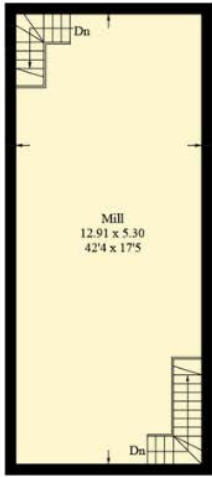
"This building has been here 475 years. We've only been here for 15, we're just passing through. It's in such good condition there's no reason it won't be here another 475 years. We're simply one of many custodians."

FINER DETAILS

- Grade II* listed building
- Dating back to 1588
- Working mill
- Council tax band G
- 2 Wood burners
- Gas central heating
- Underfloor heating in kitchen/utility
- Two detached garages with apartments on the first floor
- Electric gated driveway
- 9 Acre plot

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	66 D
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area = 575.8 sq m / 6197.6 sq ft
Coach Houses = 430.3 sq m / 4631.4 sq ft
Total = 1006.1 sq m / 10829 sq ft



Second Floor



Ground Floor

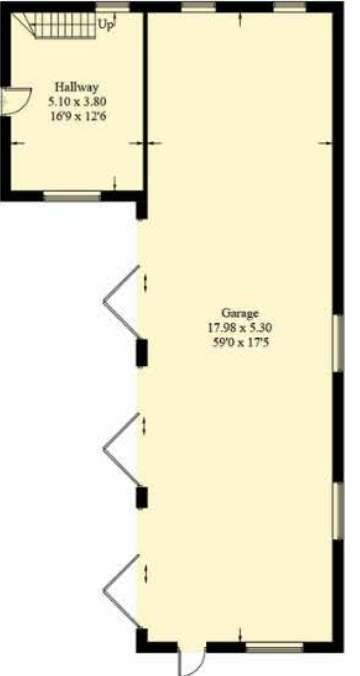


Coach House 2 - Ground Floor
(Not Shown In Actual Location / Orientation)

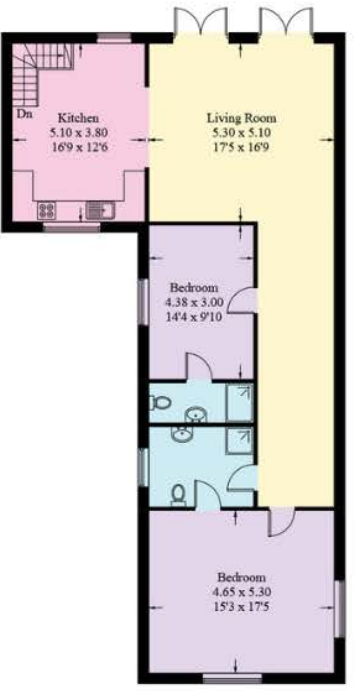
Coach House 2 - First Floor



First Floor



Coach House 1 - Ground Floor
(Not Shown In Actual Location / Orientation)



Coach House 1 - First Floor



ROSSETT MILL CHESTER ROAD ROSSETT WREXHAM LL12 0HH



WHAT3WORDS: ///wash.register.riverboat



To view Rossett Mill
Call: 01244 313 900 | Email: sales@curransunique.co.uk

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