



# Darland Hey

— ROSSETT —





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*There is a quiet moment along Darland Lane when the trees part just enough to reveal a long, private drive guiding you towards a Victorian home with a story behind every panel of oak and every sweep of its generous rooms.*





## A HOME SHAPED BY HERITAGE

Darland Hey sits within almost one acre of established gardens and enjoys a level of privacy that feels rare so close to the heart of Rossett. Built in the mid nineteenth century as a chapel for nearby Darland Hall before becoming a private ballroom, the house has retained its grace and sense of occasion while evolving into a warm and inviting family home.







## A GRAND ARRIVAL

The house stands well back from the lane, approached along a gravel drive that curves to a broad forecourt with parking for several cars. Mature hedging and tall trees shelter the gardens from view and create a sense of calm long before stepping through the original front door. Inside, the entrance sets the tone with herringbone woodblock flooring and oak panelling that gently introduce the Victorian character woven throughout the house. This is a classical home shaped by craftsmanship and grounded in authenticity.







## ROOMS OF CHARACTER AND SCALE

The drawing room is a remarkable space, impressive in scale yet welcoming in atmosphere. Its high beamed ceiling, oak flooring and deep panelling reflect the home's heritage, while the raised seating area beside a large stone fireplace brings warmth to winter evenings. Tall windows and french doors fill the room with light and open to the garden, creating a beautiful connection to the outdoors.











## LIGHT-FILLED SPACES

The adjoining family and dining room continues the sense of grandeur. The multi fuel stove, sweeping staircase and extensive oak panelling make this a striking yet versatile room. Natural textures and soft light balance the generous proportions and create a comfortable space for gatherings. A more intimate sitting room lies beyond, another room with french doors to the garden and a cosy atmosphere that makes it a natural place to unwind. Throughout the ground floor every window frames greenery and no space feels overlooked, giving the house a peaceful and private feel.















## THE HEART OF THE HOME

The kitchen and dining room forms the hub of daily life, designed around generous proportions and thoughtful details. Brass boiling taps, an antique bronze Quooker, a wine fridge and an antique brass pot filler add touches of luxury while keeping the space practical and welcoming. The island brings everyone together and the room feels bright and uplifting thanks to windows on two sides and french doors that open to the patio. A pantry and cellar utility add further space for storage and everyday tasks.







## PEACEFUL BEDROOMS AND A THOUGHTFUL LAYOUT

Two staircases lead to the first floor where five bedrooms are arranged with a natural sense of balance. The principal bedroom is an elegant sanctuary with its ceiling height, exposed timbers and restful view across the garden. Light moves softly through the space and the proportions give a sense of calm. The family bathroom has a shower over the bath.







## REST & REFRESH

Each of the further bedrooms has its own character. Some have exposed beams and others enjoy peaceful views over the treetops and gardens. All are private and beautifully quiet. The guest wing works especially well for visiting family, older children or a live in nanny, offering two bedrooms and a shower room accessed via the second staircase.







## A GARDEN WITH SOUL

The garden is one of the home's greatest treasures. Long established and wonderfully secluded, it sweeps around the house in broad lawns that feel almost park like. Mature trees bring seasonal colour and structure, while the rear boundary opens on to farmland which enhances the sense of space and tranquillity. The wisteria beneath the principal bedroom window flowers beautifully each spring and the old apple tree fills the garden with character. In summer the outdoor space becomes an extension of the home, perfect for slow mornings, lively afternoons and long evenings. A single shed offers useful storage while remaining discreet within the landscape.







## ROSSETT & BEYOND

Rossett village is only a short walk away and offers a friendly community with pubs, a playground, local shops and places to eat. Chester and Wrexham are both within easy reach for commuting or days out, with the A483 providing quick access to wider routes. Families value the range of respected schools nearby including Kings, Queens and Abbeygate.





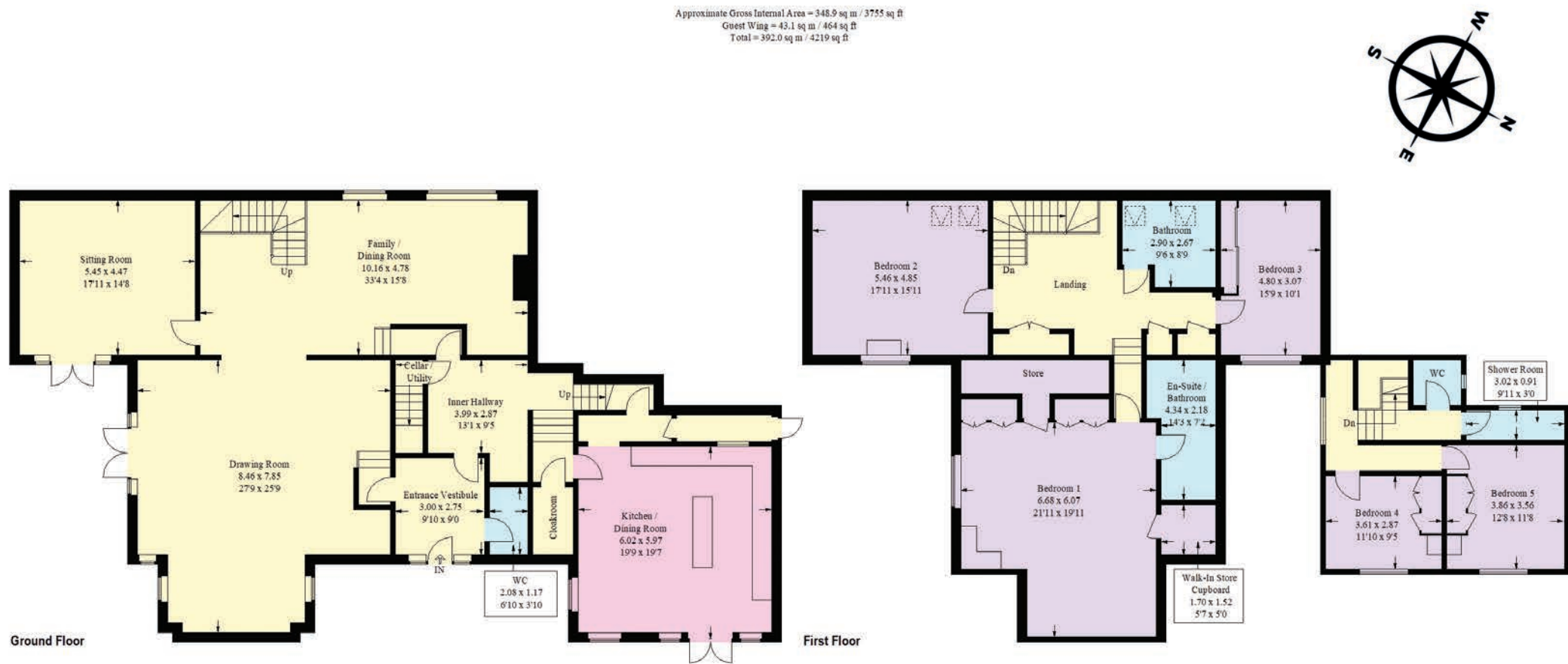


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUk.sketch.com © (ID1260153)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

## FINER DETAILS

- Freehold
- Council Tax band H
- Direct mains water and oil central heating
- Fibre to the premises
- Ground approx 0.891 acres
- Private driveway
- Brass boiling taps, an antique bronze Quooker
- Great Rossett village location
- A Victorian chapel reimaged







## AN INVITING NEXT CHAPTER

*Darland Hey is a large home that always feels warm, a home that carries the charm of its history while offering the scale and comfort needed for modern living. Its privacy, character and generous proportions make it a rare find. Above all, it is a place with heart. A beautiful large but cosy period home ready to welcome its next chapter.*







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*presented by*



/// WHAT3WORDS: frown.fades.dawn

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