



Willow Mews

TREVALYN MANOR, MANOR LANE, ROSSETT

LegatOwen
RESIDENTIAL

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An exceptionally charming four bedroom residence forming part of a unique development of Mews style properties, within the grounds of the Trevalyn Manor Estate.



FEATURES

- Four bedrooms
- Three bathrooms
- Secure and private gated development
- Two allocated parking spaces
- Beautiful grounds and tennis court
- Within walking distance to Rossett
- Total size: 2,221 sq ft (207 sq m)



DESCRIPTION

Willow Mews is nestled in breathtaking surroundings within the grounds of a Grade II Listed Georgian Manor House and the prestigious Trevalyn Manor Estate. The Estate stands beyond a beautiful freelined driveway with electronically operated wrought iron gates and is set in 17 acres of superbly landscaped communal gardens and grounds, providing elevated countryside views. The grounds also include a Grade II Listed rock garden and tennis court.

The property is an end mews and is nestled in a prime position within the development enjoying superior views from all aspects of the stunning grounds and breathtaking views beyond. The property benefits from an abundance of natural light and privacy from occupying an end position on the development. Set over three floors, the accommodation briefly comprises: kitchen/ breakfast room, snug, large living/ dining room, four bedrooms (two en-suites) family bathroom and W.C. A distinct feature of this delightful home is the spacious, open plan first floor living/ dining room with large dual balconies and stunning elevated views of the grounds from all angles. This really is the most perfect social and entertaining space and enjoys double doors that open onto both balconies, a quintessential spot to enjoy Summer BBQ's or morning coffee's.

Each of the four bedrooms are spacious double rooms. Two bedrooms enjoy en-suite shower rooms and include sliding glazed doors opening to a Juliet balcony overlooking the rock garden and manicured gardens. The property has been impeccably designed to offer an enchanting retreat and provides a harmonious blend of historic charm and modern luxury living.



The property enjoys extensive communal grounds, including a tennis court and there are two allocated parking spaces to the rear with additional parking in the separate visitors car park.

The freehold of Trevalyn Manor grounds is jointly owned by all residents. The current annual service charge is £3,103 (inclusive of water rates.)

SITUATION

Trevalyn Estate is located in a private position on the edge of the popular village of Rossett, ideally situated between Chester (7 miles) and Wrexham (5 miles.) The village of Rossett is within easy walking distance from the property and enjoys a good range of local amenities including local convenience store, pubs, doctors' surgery, post office, church, pharmacy, village hall, children's day nursery and dentist. A more comprehensive range of services can be found in Chester and Wrexham. Chester Business Park, Wrexham Industrial Estate and Deeside Industrial Park are all within easy daily commuting distance as are all areas of commerce throughout the North West and Midlands.

Local state school includes St Peter's Primary School and Darland High School, both in Rossett, and the Rofft School in Marford. Highly regarded independent education is available at King's and The Queen's Schools in Chester, and Abbey Gate College at Saughton, whilst Ellesmere College offers a school bus pick-up from Rossett.





TENURE

Freehold

COUNCIL TAX

Band H

METHOD OF SALE

Private treaty

SERVICES

Mains water and electricity. LPG gas central heating. Private estate drainage system.

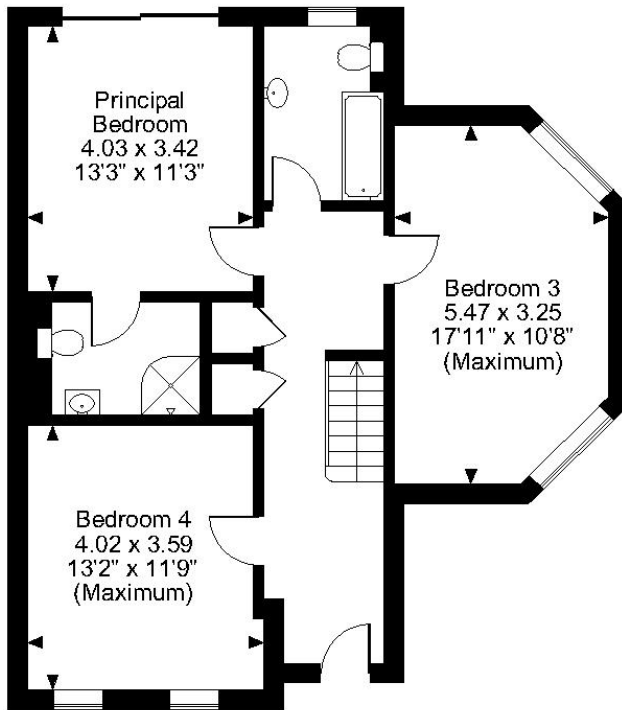
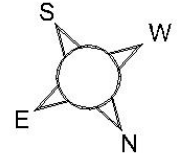
VIEWINGS

We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing residential@legatowen.co.uk

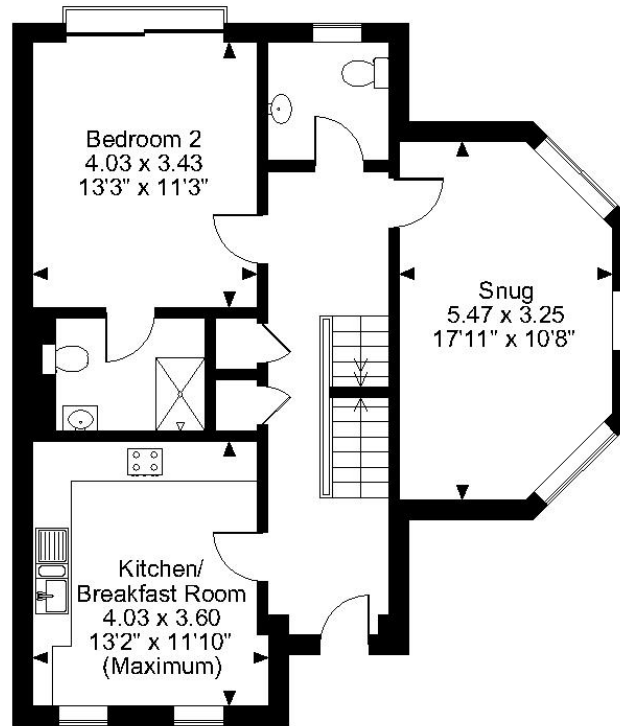
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	72
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive	

FLOORPLAN

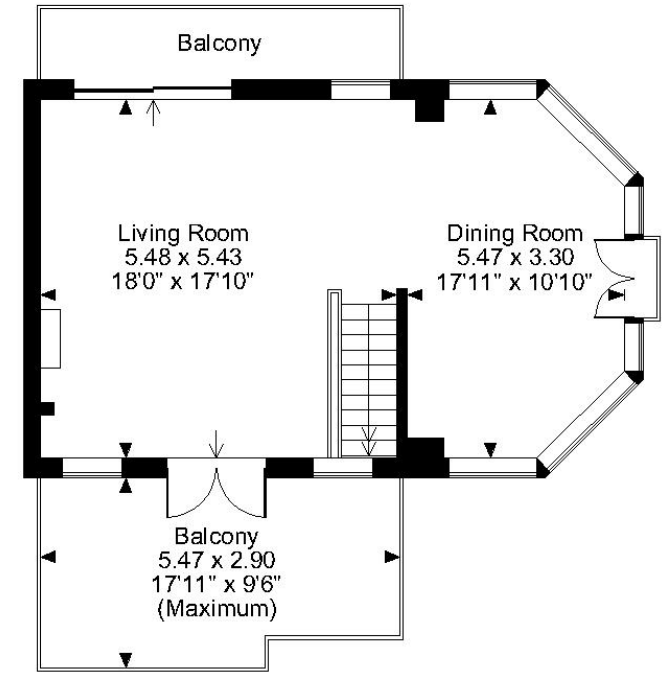
Approximate Gross Internal Area
1997 Sq Ft/186 Sq M
Balcony external area = 224 Sq Ft/21 Sq M



Ground Floor



First Floor



Second Floor

LEGAT OWEN

Albion House
Albion Street
Chester
CH1 1RQ

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