



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

**NB:** Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

#### MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



**Courtyard Lodge Chester Road**  
Rossett, Wrexham,  
LL12 0HH

**Price**  
**£447,500**

A BEAUTIFULLY PRESENTED THREE-BEDROOM GRADE II LISTED COTTAGE SET WITHIN THE PRESTIGIOUS GROUNDS OF TREVALYN HALL, ROSSETT.

Courtyard Lodge is a charming Elizabethan cottage forming part of the historic Trevalyn Hall estate — a magnificent redevelopment of a 16th-century country house surrounded by stunning landscaped gardens. Believed to be a later addition to the original 1576 property, this Grade II listed home is noted as "an important and unusual survivor of a service wing to an Elizabethan country house." Accessed via a sweeping shared driveway, the cottage is constructed in brick with elegant stone dressings and has been thoughtfully modernised in recent years to provide beautifully balanced accommodation while retaining an abundance of character. The solid wood front door opens into a welcoming reception hall leading through to a dining room. At the heart of the home lies a spectacular living room featuring a log burner, exposed brickwork, and a striking timbered ceiling. The well-appointed kitchen offers ample storage and flows into a charming breakfast room. Upstairs, a generous and light-filled landing leads to the principal bedroom, complete with decorative fireplace, en-suite bathroom, and delightful views across the grounds. Two further bedrooms, each enjoying attractive outlooks, and a family bathroom complete the first floor. Set within a private lawned garden with stone-paved seating areas, gravelled driveway, and an enclosed quarry-tiled courtyard, the property offers a peaceful and picturesque setting within this highly sought-after village.

This is a rare opportunity to acquire a distinctive period home in a wonderful location — early viewing is strongly recommended.

## LOCATION



Rossett is geographically located near to the Welsh and English border towns of Wrexham (approximately 6.5 miles) and Chester (approximately 7.5 miles). The Village sits close to the Wales-England border and is built on the banks of the River Alyn which is a tributary of the River Dee 1.5 miles downstream. Rossett's neighbouring villages are Marford, Burton, Pulford and Holt. In terms of amenities, Rossett is well served by excellent schools, a Co-op, pharmacy, Fouzi's Italian Cafe, doctors' surgery and dentist. The village, being close to Wrexham and Chester, also has the popular Rossett Hall Hotel, a converted mid-18th Century house. Local public houses include The Golden Lion and The Alyn, both located centrally in Rossett. The Grosvenor Hotel in Pulford and the Dog & Pickle in Lavister are also nearby.

## THE ACCOMMODATION COMPRISES:



## RECEPTION HALL

3.20m max x 3.02m (10'6" max x 9'11")



Wooden panelled entrance door, slate tiled floor, access to roof void, decorative leaded window, single radiator, ceiling light point, wireless digital thermostatic heating controls, built-in cupboard housing a Fire Bird Envirogreen Combi oil fired central heating boiler, and built-in utility cupboard with plumbing and space for washing machine and fitted worktop with space for tumble dryer above. Wooden panelled door to the sitting room.

## DINING ROOM

3.89m x 3.89m (12'9" x 12'9")



Attractive stone fireplace with brick hearth and cast-iron grate, stone mullioned leaded windows, ceiling light point, double radiator with thermostat, and oak wood strip flooring. Wooden panelled latch lever cottage style door to the living room.

held a few minor government posts as recorded on his monument in the parish church at Gresford. With Sackville he is assumed to have made a grand tour of France and Italy between about 1563 and 1566, and again to France in 1568 and 1571. Of his four sons only one, Richard, spent time at Trevalyn and even then preferred to stay at another house built by his father, Roft Hall, in Marford (demolished). In the 1670's the family inherited Glynde Place in Sussex which henceforward became their principal seat and Trevalyn was occupied by a succession of stewards and agents. In 1836 descendants through marriage, Thomas and Elizabeth Griffith, moved in and made extensive alterations internally and externally. These included the re-siting of the Porter's Lodge, creation of the topiary garden to the north-east, and extensive internal alterations by the local architect Thomas Jones. The estate was sold in 1984 to property developers who subdivided the Hall into two flats, sealed the Service Wing off from the link corridor and re-named it "The Courtyard".

## EXTERIOR

Constructed of brick with stone dressings on a stone plinth of five exposed courses. The eastern facade is a copy of the western elevation of the Elizabethan style of Trevalyn Hall, i.e. projecting cross wings to north and south of two storeys plus attic storey. On a H-plan but with single storey later additions to north, south, and western facades. Large stone mullion and transomed windows to two storeys with double-light blind attic windows to stone coped, and tulip shaped finialed, gables. Windows to first and attic storey have triangular pediments. Pediments to first storey contain armorial bearings. Brick chimney stacks to the inside returns of cross-wings. Central section of three bays with large stone four-light transomed and mullioned windows to second storey. Link corridor joins at first storey. To the south wall of the south cross-wing is a later single storey extension which may have been the principal entrance after the removal of the linking corridor and Porters Lodge in the 1830's. In use as a stable at the time of re-survey. To the north wall of the north cross-wing a small single storey extension, probably designed as a garden feature, retains some features found on early C19 Cottage Orne estate houses in Marford and Rossett including blind ogee-arched Gothic window, Gothic lancet window to rear wall, blind arrow slit, and pebbledash render. Garden wall to the north west also retains some render, arrow slits, and blind triangular pedimented door. Western elevation has no decorative enrichment, or the symmetry apparent to the other facades. Contained in a brick walled courtyard. Centrally placed chimney stack, single storey brick

lean-to to right of stack. Late C19/early C20 wooden multipaned windows. New entrance under new triangular pediment constructed in the 1980's.

## Reasons for Listing

Listed as an important and unusual survivor of a service wing to an Elizabethan country house.

## \* ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

## MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

## \*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

## VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

## PS/PMW



OUTSIDE REAR



To the rear there is a quarry tiled courtyard style garden enclosed by wooden fencing with shrubbery.

#### DIRECTIONS

From Chester proceed over the Grosvenor Bridge to the Overleigh roundabout and take the second exit onto the Wrexham Road, passing the Chester Business Park on the left. At the roundabout with the Expressway continue straight across onto a stretch of dual carriageway. After a short distance then take the turning left signposted Eccleston and Pulford onto the A5445. Follow the road past the Grosvenor Garden Centre and through the villages of Pulford and Lavister. Continue into the village of Rossett, passing The Alyn Arms Public House, and shortly after Rossett Mill turn left at the splayed gated entrance into Trevalyn

Hall. Follow the driveway to the left of Trevalyn Hall. The property will then be found after some distance on the right hand side.

#### TENURE

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

#### COUNCIL TAX

\* Council Tax Band F (TBC) - Wrexham County Borough Council.

#### AGENT'S NOTES

- \* The property is on a water meter.
- \* Mains electric and water are connected.
- \* Oil fired central heating.
- \* New boiler installed in 2023.
- \* Septic tank drainage shared with The Courtyard, Courtyard Mews and Courtyard Lodge.
- \* The stone mullioned windows were restored in 2025.

#### GRADE II LISTED

Entry Name: The Courtyard (formerly known as Trevalyn Hall Service Wing)

Listing Date: 18 October 1996. Grade: II Source: Cadw  
Source ID: 17465 Location: Situated, and adjoined to, the rear of Trevalyn Hall by a linking corridor and Porter's Lodge. In its own grounds to the south-east of the B5102, Chester Road.

#### THE COURTYARD

Probably built slightly later than Trevalyn Hall of 1576 to which it is connected and for which it acted as the service wing until sold in 1984. It has been suggested by Mark Girouard that together with Trevalyn Hall, the linking corridor, and Porters Lodge, the entire site represents an uncompleted Elizabethan house for John Trevor. The eastern and southern wings having been completed but the central section, which would have contained a Great Hall and been connected at the north ends of the surviving buildings was never completed. Foundations for such a Great Hall were found when new gardens were laid out to the north in the mid-C19. The designer is unknown but Girouard suggests that it was John Trevor himself with the assistance of master-mason Walter Hancock of Much Wenlock. The Trevors claimed descent from the C10 Welsh prince Tudor Trevor. John Trevor's great-grandfather, Richard Trevor, had originally acquired the estate by marriage to Matilda, daughter and heiress of Jenkyn ap David ap Griffith of Trevalyn. John Trevor made his fortune in London largely through the patronage of the powerful Thomas Sackville, the Lord Buckhurst and Earl of Dorset, who was his wife's cousin. He also

#### LIVING ROOM

7.67m x 3.91m (25'2" x 12'10")



#### KITCHEN

4.22m x 1.91m (13'10" x 6'3")



A large living room featuring a beamed ceiling, two leaded windows, two arched windows overlooking the rear garden, oak wood strip flooring, two double radiators with thermostats, exposed brickwork with inglenook fireplace and slate hearth housing a cast-iron log burner, and turned spindled staircase to the first floor with built-in understairs storage cupboard. Latch lever cottage style door to the kitchen.



Fitted with a range of base and wall level units incorporating drawers and cupboards with quartz worktops. Stainless steel sink unit with drainer and chrome mixer tap. Fitted four ring ceramic hob with extractor above and built-in electric fan assisted oven and grill, and microwave. Plumbing and space for dishwasher. Wall tiling to work surface areas, wall cupboard housing the electric meter, cold water stop tap, stone flagged floor, recessed LED ceiling spotlights, single radiator with thermostat, telephone point, and two leaded windows overlooking the front. Feature arched brick doorway to the breakfast room.

#### BREAKFAST ROOM

4.62m max x 2.62m (15'2" max x 8'7")



Beamed ceiling, double radiator with thermostat, ample power

points, stone flagged floor, feature exposed brickwork with decorative oven door, window overlooking the rear garden and part-glazed door to outside with side window.

#### FIRST FLOOR LANDING



Oak spindled balustrade, single radiator with thermostat, ceiling light point, mains connected smoke alarm, wall light point, exposed timbers, and built-in storage cupboard with shelving. Stripped pitch pine wooden panel doors to bedroom one, bedroom two, bedroom three and family bathroom.

#### BEDROOM ONE



Two stone mullioned leaded windows, ceiling light point, double radiator with thermostat, single radiator with thermostat, decorative stone fireplace with stone hearth and recessed display shelf.

#### EN-SUITE BATHROOM 2.49m x 1.57m (8'2" x 5'2")



Modern white suite with chrome style fittings comprising: double ended bath with central mixer tap and wall mounted mixer shower over with folding glazed shower screens; low level dual-flush WC; and tiled worktop with inset circular wash hand basin, chrome mixer tap and towel rail and tiled splashback. Wall tiling to bath and shower areas, vinyl wood effect flooring, chrome ladder style towel radiator, recessed LED ceiling spotlights, and extractor.

#### BEDROOM TWO

3.81m max x 2.62m (12'6" max x 8'7")



Feature leaded window, double radiator with thermostat, ceiling light point, access to loft space, and built-in wardrobe with two pitch pine doors, hanging rails and shelving.

#### BEDROOM THREE 3.10m x 2.13m (10'2" x 7')



Stone mullioned leaded window overlooking the front with views over farmland, ceiling light point with dimmer switch control, and single radiator with thermostat.

#### FAMILY BATHROOM

3.51m x 1.37m (11'6" x 4'6")



Modern white suite with chrome style fittings comprising: panelled bath with mixer tap and Triton electric shower over; low level WC; and pedestal wash hand basin with mixer tap and tiled splashback. Wall tiling to bath and shower areas, single radiator with thermostat, laminate slate effect flooring, recessed LED ceiling spotlights, extractor, and window with tiled windowsill.

#### OUTSIDE FRONT



To the front there is a wide gravelled driveway with stone flagged patio, ornamental pond and screened oil storage tank and bin store. Outside sensor LED spotlight and external letterbox. To the side there is a neatly laid lawned garden with shrubbery and two further stone flagged patio areas.

