



GLYNNE COTTAGE

Hawarden



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Tucked within the historic parkland of Hawarden, Glynne Cottage is a remarkable Grade II-listed home whose elegance has been carefully preserved across generations, originally built for the Glynne family. Built in 1872, the house carries a quiet sense of history while offering the warmth and ease of a much-loved family home.

A HISTORIC HOME ON THE EDGE OF THE HAWARDEN ESTATE

Approached along its own private gravel driveway, Glynne Cottage enjoys a rare balance of grandeur and privacy. Mature hedging and established trees frame the house beautifully, while the surrounding landscape opens towards the Welsh hills and the rolling greenery of the estate parkland beyond. The setting feels wonderfully secluded, yet the centre of Hawarden village lies only minutes away on foot.





TIMELESS CHARACTER & ELEGANT PROPORTIONS

Inside, the house unfolds with impressive scale and character. Original carved woodwork, deep skirting boards, heavy panelled doors and soaring ceilings speak of the craftsmanship of the period. Colombian pine sash windows draw natural light through every room, illuminating the intricate detailing that has been thoughtfully preserved by the current owners.

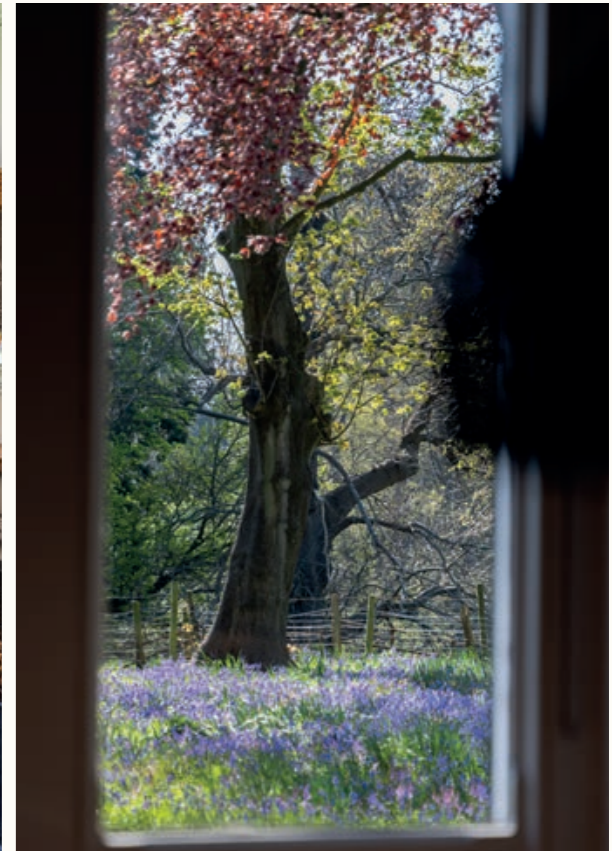
The reception hall creates an unforgettable first impression. A magnificent staircase rises beneath high ceilings, its carved banisters adorned with delicate floral motifs. The atmosphere is both stately and welcoming, setting the tone for the rooms beyond.



LIGHT-FILLED SPACES

The principal reception room is beautifully proportioned, with an ornate original fireplace forming the heart of the space. A wide bay window frames far-reaching views across the parkland towards Old Hawarden Castle, while the exceptional ceiling height gives the room an airy elegance. The drawing room, also known affectionately as the sun room or

long gallery, offers a more relaxed setting. Here, a striking run of tall windows stretches along one side of the house, filling the room with shifting light throughout the day. Working fireplaces, original timber detailing and a door opening directly onto the garden create a space equally suited to quiet mornings or larger gatherings.







DINING WITH A VIEW

The dining room continues the sense of timeless character, centred around another finely carved fireplace with original tiled inserts. Window seats invite long lunches overlooking the grounds, while the scale of the room lends itself naturally to entertaining.





A KITCHEN DESIGNED FOR MODERN LIVING

The kitchen has been thoughtfully redesigned to introduce a more contemporary layer to the home while remaining in keeping with its character. Generous in scale and beautifully appointed, it combines practicality with understated style. A substantial central island anchors the room, complemented by extensive storage, double ovens, an induction hob and integrated appliances. Beyond, an informal dining and sitting area creates a relaxed everyday heart to the house, with softer lighting and a more intimate atmosphere.

A large utility room sits adjacent, providing additional storage, laundry facilities and secondary access to the garden. Beneath the house, cellar rooms offer excellent storage and present further possibilities for a gym, cinema room or recreation space. The property also benefits from a garage with an electric door, along with additional practical features including a gardener's toilet and further utility space.







BEAUTIFUL BEDROOMS & ELEVATED VIEWS

The first floor is equally captivating. Six bedrooms are arranged across the upper level, each enjoying its own distinct character and outlook. Original fireplaces remain throughout, while the remarkable ceiling heights continue upstairs, enhancing the sense of volume and light.



The principal bedroom is particularly impressive. Perfectly proportioned and bathed in southern light, it enjoys uninterrupted views across the estate parkland and towards the distant hills. A generous dressing room, formed from two former bedrooms, leads through to an expansive en-suite bathroom with a large walk-in shower and fitted wardrobes. Together, the suite feels calm, elegant and deeply private.



REST & REFRESH

Elsewhere, several large double bedrooms offer beautiful dual aspects over the gardens and surrounding countryside. One charming turret bedroom introduces an entirely different mood, with its sloping ceiling and distinctive architectural shape creating a wonderfully atmospheric retreat.

A smaller bedroom, currently used as a nursery, could equally serve as a dressing room, study or additional en-suite if desired.

The family bathroom includes underfloor heating, a large bath and a walk-in shower, finished with contemporary tiling.







THE GARDENS, GROUNDS AND PARKLAND

The setting of Glynne Cottage is integral to its appeal. The house sits within beautifully maintained private gardens, where mature planting, sweeping lawns and established trees create a sense of seclusion and seasonal interest. Beyond, the wider Hawarden Estate unfolds

into expansive parkland and ancient woodland, offering a remarkable natural backdrop.

The relationship between house and landscape is both immediate and enduring, providing a rare combination of privacy and openness.

VILLAGE LIFE WITH EXCEPTIONAL CONDITIONS

Life at Glynne Cottage extends beyond the house itself. Hawarden village offers an excellent range of independent shops, welcoming cafés and well-regarded pubs, alongside highly respected infant and junior schools. The village is also home to an exceptional, award-winning farm shop, as well as the historic Gladstone's Library, adding further



character and appeal to the local area. Hawarden also holds a unique place in British political history through its connection to William Gladstone.

Despite its peaceful setting, connections remain exceptionally convenient. Chester can be reached in around 20 minutes, while excellent road and rail links provide straightforward access to Liverpool, Manchester and North Wales.

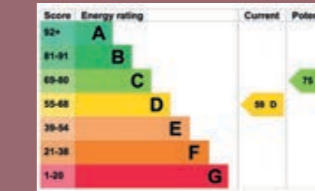


Approximate Gross Internal Area = 356.2 sq m / 3833.9 sq ft
 Cellar = 52.4 sq m / 564.3 sq ft
 Total = 408.6 sq m / 4398.2 sq ft



CAREFULLY UPDATED FOR CONTEMPORARY COMFORT

Throughout the house, practical improvements have been sensitively integrated. Plumbing and electrics have been comprehensively updated, two gas boilers serve the home efficiently, and the original roof remains intact. The sliding sash windows retain their historic charm while providing impressive insulation through their substantial original glass.



FINER DETAILS

- Built 1872
- Listed grade 2
- Freehold now / separate from estate
- They own driveway (property below has an access)
- Roof is as original
- Sliding sash windows
- Colombian pine windows
- Two gas boilers
- Fireplaces work

A RARE OPPORTUNITY

Glynne Cottage is a house of immense character and quiet distinction. Rich in craftsmanship, surrounded by extraordinary scenery and lovingly cared for over many decades, it offers a rare opportunity to become custodian of one of Hawarden's most enchanting historic homes.



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