



NUMBER SIX

Trevalyn
Manor

— Trevalyn Manor —

Within the graceful setting of Trevalyn Manor, this exceptional home offers a rare blend of heritage, space and quiet sophistication. Apartment six unfolds with a sense of occasion, shaped by its past and refined for modern living. From the moment of arrival, there is a calm assurance to the surroundings, where landscaped communal grounds stretch out towards open countryside and the atmosphere feels both private and expansive.

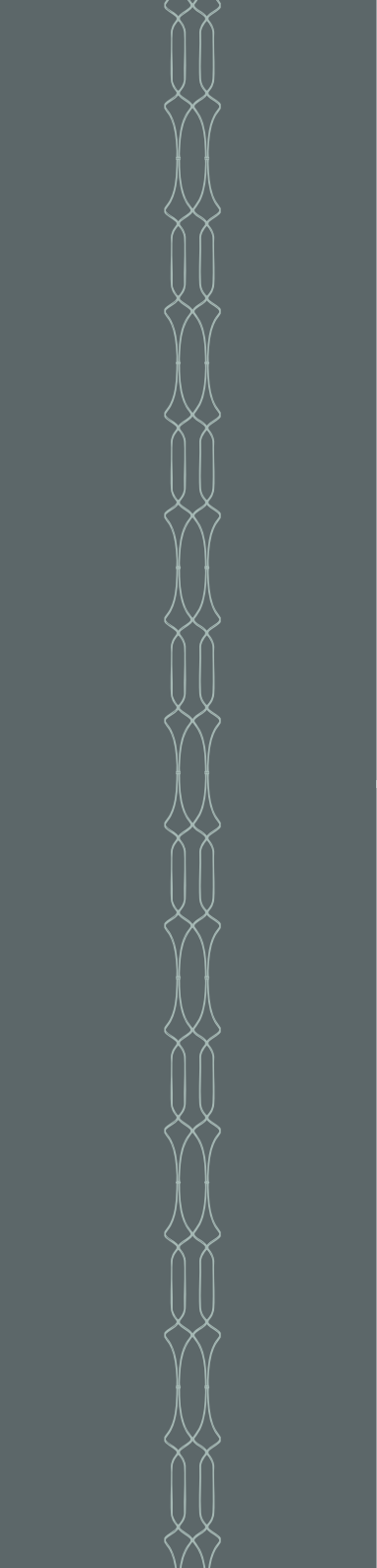






Arrive at the estate through electric iron gates along the scenic private driveway to the manor. The entrance to Apartment Six on the first floor introduces a striking first impression. The grand hallway leads into what was once the manor's ballroom through double doors, where soaring twelve foot ceilings and original cornicing remain intact. The scale is immediately captivating, balanced by the warmth of thoughtful additions, including a feature fireplace that anchors the room with quiet elegance. Light moves beautifully through this space, enhancing the sense of volume while preserving an intimate, welcoming feel. Here also opens three sets of double doors onto a balcony that frames far-reaching views across acres of communal grounds and uninterrupted countryside. The outlook is ever-changing, from soft morning mist to golden evening light, offering a daily connection to the landscape.

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Adjoining this space, a particularly charming room reveals itself, filled with natural light from three tall windows, each complete with original shutters. Currently arranged as a guest bedroom, it carries a sense of tranquillity, complemented by a refined en-suite with a double shower.







The layout has been carefully considered to provide both openness and separation where needed. A distinct wing offers a self-contained suite of rooms, ideal for guests or independent living. Here, generous storage, a study, a bedroom and an en-suite come together to form a private retreat within the home. Another double bedroom nearby offers flexibility, equally suited as a workspace or additional accommodation, with views across the courtyard adding a gentle contrast to the countryside outlook.

Versatile Living With Thoughtful Design

A quieter corner of the home is found in the snug. This is a room designed for slower moments, where a recently installed log burner brings warmth and character. Two windows draw in views of the surrounding land, while the proportions create a comforting sense of enclosure. It is easy to imagine winter evenings spent here, with soft light and the quiet crackle of the fire.

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The kitchen and dining room form the heart of daily life, generous in scale and rich in detail. Six large windows invite light from every angle, creating a bright and uplifting space that feels connected to its surroundings. A substantial island sits at the centre, both practical and sculptural, while integrated appliances, a pantry cupboard and underfloor heating ensure modern convenience is seamlessly delivered. The dining area comfortably accommodates a large table, making it as suited to relaxed family meals as it is to more formal gatherings.

— Trevalyn Manor —





A Private Sanctuary

The principal suite is a serene and beautifully composed space. Set apart for privacy, it offers a sense of calm that is rarely found. Balcony doors open to the gentle sound of a nearby water feature, adding a subtle, almost meditative quality to the room. A generous dressing area enhances the feeling of luxury, while the en-suite is both elegant and spacious, with a bath, large shower and twin basins. Every element has been designed to create a space that feels indulgent yet entirely comfortable.



Throughout the home, original features have been preserved with care, including the distinctive shutters that frame each window. Practical elements have also been thoughtfully integrated, from a well-appointed utility room to additional storage spaces that support everyday living without compromising on style. A private glass lift adds a further layer of convenience, ensuring ease of access across the home.

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The Setting & Surroundings

Trevalyn Manor itself enjoys a setting that is both peaceful and well connected. The surrounding grounds provide a sense of openness and calm, while the nearby village of Rossett offers a welcoming community atmosphere. Independent shops, cafes and well-regarded restaurants are within easy reach, alongside everyday amenities that make life here both comfortable and convenient. For those drawn to the outdoors, the area offers a wealth of opportunity. Scenic walks unfold across the Cheshire and North Wales border, with rolling countryside and riverside paths close at hand. Chester lies just a short drive away, bringing with it a rich cultural offering, from historic architecture to boutique shopping and dining. Excellent transport links also connect the area to both Liverpool and Manchester, making it an ideal base for those seeking balance between town and country.





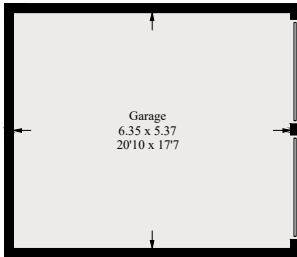
A Home Of Quiet Distinction

Apartment six at Trevalyn Manor is a home that carries its history with grace while embracing contemporary living. Its generous proportions, refined finishes and exceptional setting combine to create a place that feels both impressive and deeply comfortable. This is a home designed not only to be admired, but to be lived in and enjoyed, offering a rare opportunity to experience heritage, privacy and modern ease in equal measure.

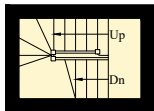
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Finer Details

- EV charging and private parking
- Double garage
- Private access lift directly to apartment
- Leasehold with share of freehold
- Leasehold details available

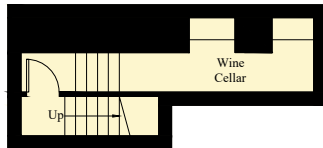


(Not Shown In Actual
Location / Orientation)

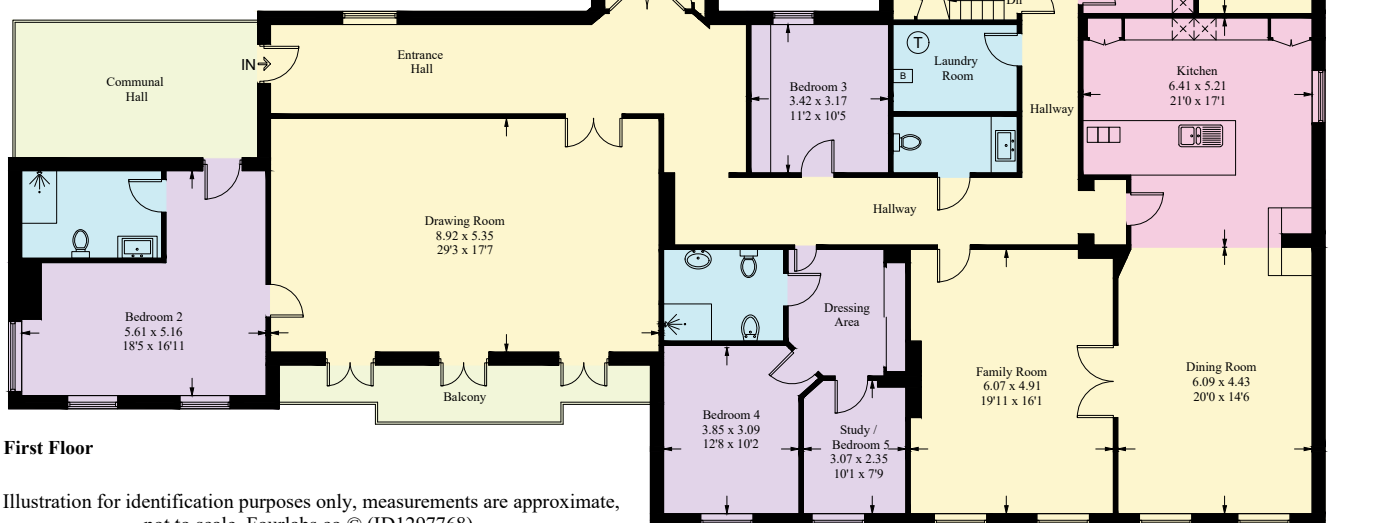


Approximate Gross Internal Area = 369.9 sq m / 3981.6 sq ft
Garage = 34.1 sq m / 367.0 sq ft
Total = 404.0 sq m / 4348.6 sq ft

Ground Floor



Lower Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1297768)

Parking & Access

Residents and visitors are welcomed via an impressive main entrance hall, setting the tone for the building's character and heritage. Access to the apartment is available via both stairs and lift, ensuring convenience for all.

The property benefits from generous private parking, including:

- Space for 2–3 vehicles immediately adjacent to the apartment
- A further two allocated spaces positioned in front of the double garage
- Additional visitor parking available within the grounds

Ownership & Service Charges

The apartment is offered with a share of freehold, providing greater long-term security and resident involvement in estate management.

The annual service charge of approximately £7,700 reflects the substantial size of the apartment and includes a comprehensive range of services:

- Ground rent
- Water supply and drainage (no separate billing)
- Full building insurance
- Maintenance of communal electrics
- Cleaning of shared areas
- Professional gardening and landscaping
- Estate-wide LPG gas supply

Costs are reviewed and negotiated annually, ensuring competitive value while maintaining high standards. The electric meter is conveniently located in the basement.

Apartment Features

This exceptional apartment combines period grandeur with modern comfort:

- Extensive built-in storage throughout
- A remarkably large loft space spanning the entire apartment, partially boarded and ideal for additional storage
- Underfloor heating installed in the kitchen and all bathrooms, providing efficient and luxurious warmth



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To view 6 Trevalyn Manor

Call: 01244 313 900 | Email: sales@curransunique.co.uk

11 Grosvenor Street Chester CH1 2DD

www.curransunique.co.uk