THE DARLAND

ROSSETT, WREXHAM

JACKSON-STOPS

THE DARLAND, DARLAND LANE, ROSSETT, WREXHAM, LL12 0BA.

TOTAL APPROX. GROSS INTERNAL AREA: 3917 SQ FT - 363.86 SQ M

A SUBSTANTIAL FORMER FARMHOUSE SET IN A MATURE GARDEN AND OCCUPYING A PRIVATE, RURAL SETTING OVERLOOKING OPEN COUNTRYSIDE.

FEATURES

Farmhouse

- Entrance Hall
- Sitting Room
- Dining Room
- Living Room
- Kitchen with Breakfast Area
- Utility & Rear Hall
- Cloakroom/W.C.
- Study
- Landing
- Bedroom 1 with Dressing Room & en-suite
- Bathroom
- Bedroom 2 with en-suite Bathroom
- Bedroom 3
- Family Bathroom
- Bedroom 4

Outside

- Gravel Parking & Turning Area
- Private Gravel Drive
- Double Garage
- Lawned Gardens
- Side Garden
- Orchard & Stream
- In all about 1.62 acres (0.65 ha)

LOCATION

The Darland is situated at the end of a long drive, off Darland Lane, on the edge of the village and enjoys a tranquil & rural location. The property is conveniently placed for the village of Rossett which offers a Co-op, church, chemist, doctor's surgery, dentist, hairdressers, pubs and restaurants. The larger centres of Wrexham and Chester are both 7 miles distant offering a more comprehensive range of services with High Street retailers and supermarkets complemented by out-of-town retail parks including Wrexham Shopping Centre, The Outlet Village at Ellesmere Port and Broughton Retail Park.

On the recreational front there are football, rugby, cricket and hockey clubs locally in both Chester and Wrexham as well as indoor tennis and padel on the edge of Wrexham. Locally there are several golf courses including Wrexham, Chester Curzon and Carden Park. In Chester there is sailing and rowing on the River Dee and for the equestrian enthusiast horse racing at Chester and Bangor-on-Dee.

Schooling in the area is well provided for with state, primary and secondary schools in Rossett, Marford & Wrexham along with being within the catchment for the popular Bishop Heber High School in Malpas. Additionally there are a selection of private schools nearer to Chester including The Kings & Queens, Abbey Gate College at Saighton & Ellesmere College.

COMMUNICATIONS

The area enjoys good road links being extremely convenient for both Wrexham and Chester. The A483 Wrexham by-pass allows for ease of travel south towards Shrewsbury & Telford and to the north connects with the Chester southerly by-pass and A55 Expressway serving North Wales. To the north of Chester the southerly by-pass connects to the M53 and M56 motorways serving Liverpool and Manchester which are both within daily travelling distance.

The Chester Business Park, Deeside Industrial Park and Wrexham Industrial Estate are all within easy reach. For travel to London there is a regular, direct 2 hour rail service from Chester to Euston and for international travel Liverpool & Manchester airports are 31 and 40 miles respectively.

DESCRIPTION

The Darland is set back from the lane and approached via a long drive which leads into a courtyard which has been recently landscaped with rose quartz gravel and Portuguese laurel hedging. The courtyard is flanked by a traditional brick & slate range of former farm buildings which now comprises of 3 barn conversions within separate ownership.

The Darland is an attractive period farmhouse which is steeped in local history, having previously been a large scale farming operation but in more recent times provided a wonderful family home. The property is constructed of brick with rendered elevations and UPVC double glazed windows beneath a slate roof. The property is arranged over two storeys and of elegant proportions with many period features throughout. Internally the farmhouse offers comfortable family accommodation extending to circa 4,000 sq ft and whilst it has been updated over the years, it retains many of the period features to include original Minton and quarry tiled floors, exposed beams, deep door architraves, cornice work and period fireplaces.

From the courtyard a 5 bar gate opens onto the private drive to The Darland with double garage to the left of the house together with parking & turning area which also extends across the front of the house. A panelled front door opens into a wide entrance hall with Minton tiled floor and from which the three principal reception rooms are accessed. To the left is the sitting room which is well-proportioned with dual aspect and French doors opening onto a lawned garden. The sitting room has moulded ceiling cornice, wooden window shutters and a working period fireplace with impressive dressed stone surround. To the right of the hall is the dining room which again has moulded ceiling cornice and dual aspect over the garden and fields. From the dining room an interconnecting door leads into the open plan kitchen which has been recently replaced. The kitchen is a particularly large room with fitted wall and base units to three walls with fitted appliances to include Rangemaster hob & ovens, dishwasher, integrated microwave, American style fridge/freezer and 1½ bowl sink unit with drainer. The kitchen has an attractive engineered oak style floor throughout and given the proportions of the room there is plenty of space for seating & dining areas.

At the far end of the kitchen a set of double doors opens onto the expansive rear garden which allows for a fantastic flow when entertaining both inside and out. From the kitchen, and also accessed via the hall, a door opens into the living room with a central working fireplace having a brick surround. The far end of the room is glazed with French doors opening to the garden. Beyond the living room is the more working part of the farmhouse with a large utility area within the real hall having original tiled floor, separate downstairs w.c. off, two external doors and fitted base units with sink & plumbing for washing machine & tumble dryers, as well as ample built-in storage. Within the rear hall is the back stairs from Bedroom 3 and door to the study with dual aspect overlooking the garden.

From the hall a turned staircase leads to the landing, from which all bedrooms are accessed. The main bedroom is to the right, being a particularly large double room with period fireplace and attractive dual aspect across the front & side gardens. Off the bedroom there is a useful dressing room and en-suite bathroom with integrated bath, shower cubicle, low flush w.c. & pedestal hand basin. Across the landing is Bedroom 2 which is again, another large double bedroom with dual aspect over the landscaped rear gardens & fields. Bedroom 2 is served by en-suite bathroom which has hand basin, low flush w.c. and integrated panelled bath. In between bedrooms 1 & 2 is bedroom 4 which is a smaller double with single aspect over the adjoining fields. From the main landing steps lead to the side landing, immediately off which is the family bathroom which has a Victorian wooden hand basin, panelled bath with Victorian wood surround along with separate w.c. and a useful airing cupboard. At the end of the landing is Bedroom 3 which is an impressive double room with dual aspect to front & rear, high vaulted ceiling, exposed beams and exposed brickwork to one wall, beneath which the back stairs leads to the ground floor.

OUTSIDE

The gardens & grounds to The Darland are extensive & fully landscaped providing a lovely tranquil setting. Against the drive to the left of the house is a double garage with up-and-over door, electric & water. Beyond the garaging is a small courtyard which has a useful brick & slate range of stores to one end, ideal for logs & garden tools. Beyond the front drive and against the east elevation are the formal gardens comprising a wide lawn incorporating an orchard containing apple, pear, damson, plum & walnut trees. Against the lawn are shrub & herbaceous borders and a pond. The borders are divided by a series of gravel paths and there is timber & felt summerhouse with patio area which occupies a shaded position. Within the lower garden is a further pond & lawned area set beneath an attractive weeping willow. The gardens are particularly private & spacious and take best advantage of the sun throughout the day. From all parts of the gardens there is a real sense of privacy and tranquility, with far reaching views across the adjoining countryside. The whole extends to 1.62 acres (0.64 ha).

DIRECTIONS

Proceed from Chester on the A483 and having crossed over the southerly by-pass (A55) take the next turning left, onto Wrexham Road, signposted Pulford. Continue through Pulford into Lavister taking a left turn into Darland Lane. Proceed for a short distance and as you start to follow a right hand bend the drive to The Darland will be seen in front of you.

PROPERTY INFORMATION

Address: The Darland, Darland Lane, Rossett, Wrexham, LL12 0BA.

Tenure: Freehold with vacant possession.

Services: Mains electric. Private Water & Drainage. Oil central heating.

Local Authority: Wrexham County Borough Tel: 01978 292 000

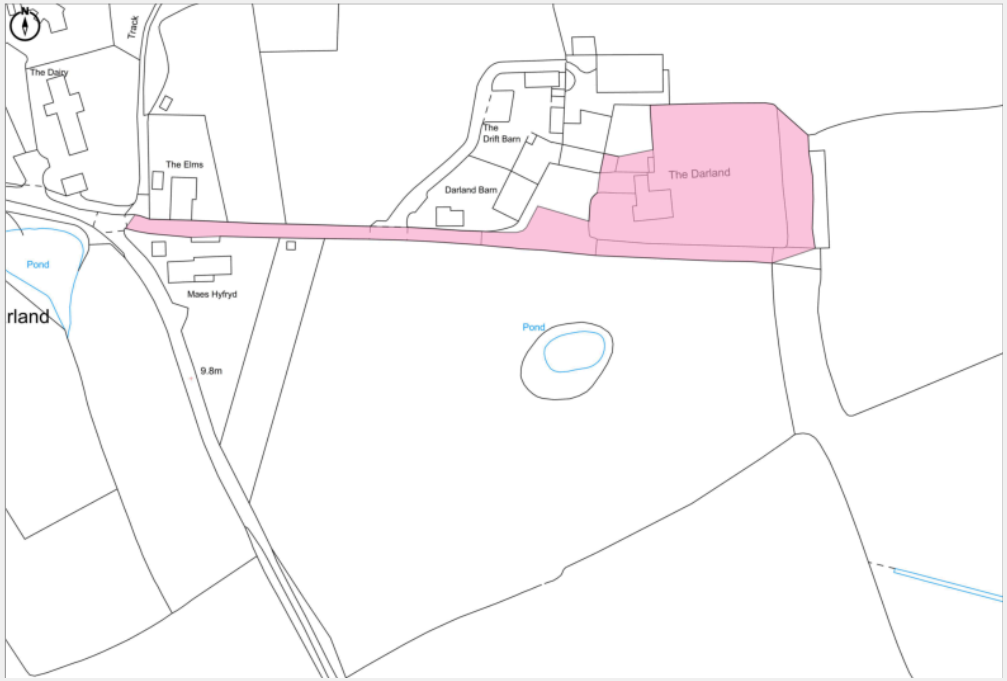
Council Tax: Tax Band G - £3,783.70 payable 2026-27.

Fixtures: Unless specifically mentioned in these particulars all contents, fixtures and fittings, garden ornaments, statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: Strictly by appointment via Jackson-Stops, Chester Office – Tel: 01244 328361.

Town & Country Planning: The Darland is not listed, nor is it in a Conservation Area but it is within an area at risk from flooding and flooded in 2021 and prior to that 1948.

Third Party Rights: The Darland owns the full length of the drive including the courtyard, but it should be noted that there is a right of way over the initial length for Darland Barn, The Drift Barn & Blelocks Barn. It should also be noted that a public footpath follows the route of the drive through the courtyard and beyond down a farm track into the adjoining fields. Blelocks Barn also has a right of way over the farm track. Further details are available on request.

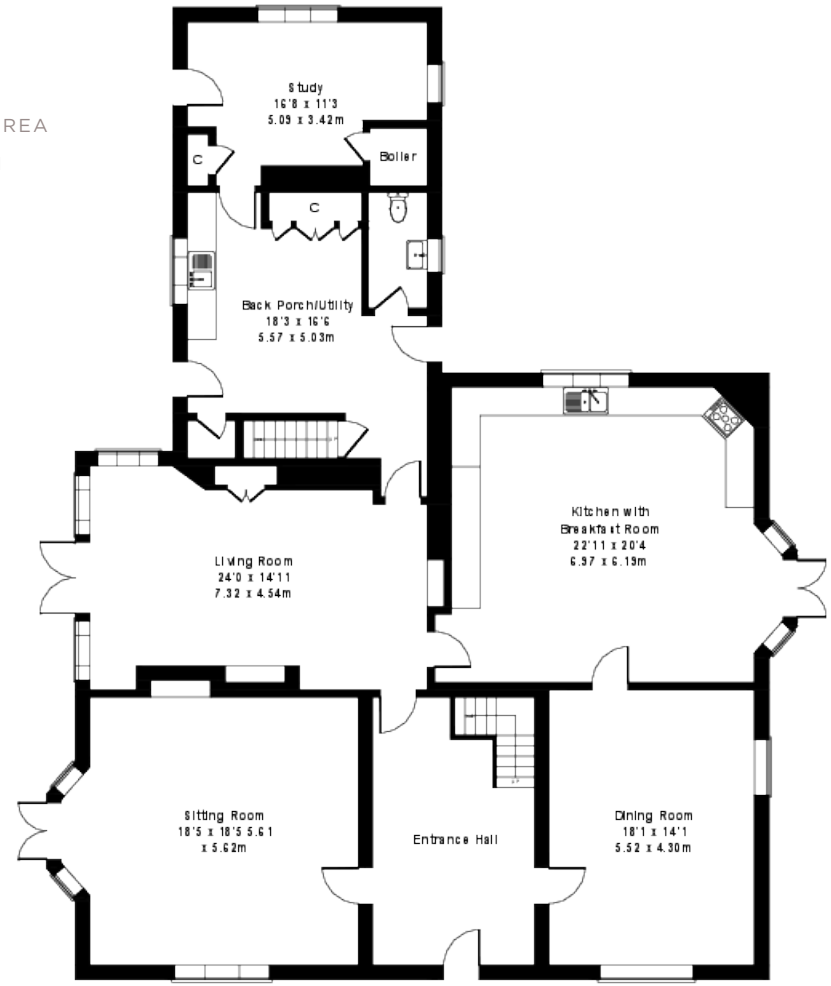

N
Track
The Dairy
The Elms
The Drift Barn
Darland Barn
The Darland
Pond
Maes Hyfryd
rland
Pond
9.8m

THE DARLAND

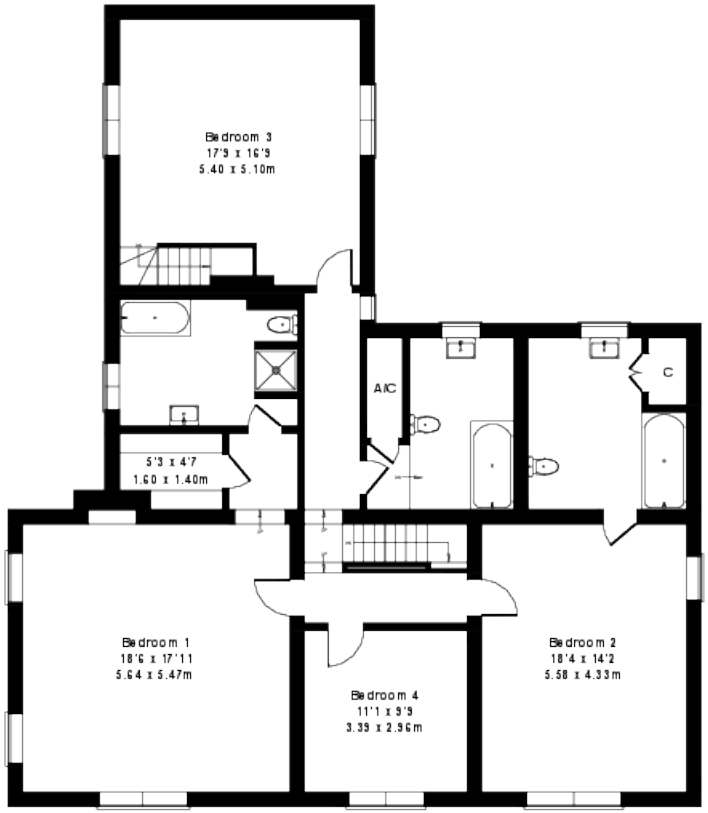
APPROXIMATE GROSS INTERNAL AREA

HOUSE = 3917 SQ FT - 363.86 SQ M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate.
This floor plan is for illustrative purposes only and is not to scale.



GROUND FLOOR



FIRST FLOOR

Important Notice Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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