

WOODCUTTERS COTTAGE





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Woodcutters Cottage is a truly remarkable Grade II Listed period home, blending historic charm with contemporary elegance. This handsome, double-fronted property has been thoughtfully extended and enhanced to create a substantial family residence offering more than 2,300 sq. ft. of beautifully designed accommodation. Carefully balancing the character of the original dwelling with modern comforts, the home exudes warmth and sophistication throughout. Period features such as Gothic and sash casement windows, exposed beams, and original fireplaces lend a sense of history, while the tasteful additions ensure it is perfectly suited to modern family living.

WELCOME...











REST & REFRESH

Stepping inside, the home welcomes you with a bright and spacious entrance hall that sets the tone for the beautifully appointed interiors. To the left, two charming double bedrooms with impressive vaulted ceilings and French doors open directly onto the terrace, creating an airy and light-filled ambience. These rooms, alongside a stylish and contemporary family bathroom, offer a level of flexibility rarely found in period homes and could easily be utilised as a self-contained annexe for guests, extended family, or even as a luxurious home office suite.

FEAST YOUR EYES

To the right of the hallway, the exquisitely designed kitchen and breakfast room is the heart of the home, boasting a stunning vaulted ceiling and an array of bespoke cabinetry. A large central island with a breakfas bar, sleek granite worktops, a double Belfast sink, and a collection of modern integrated appliances make this an inspiring space for cooking and socialising. French doors provide a seamless connection to the rear terrace, allowing for effortless indoor-outdoor living, perfect for entertaining. Adjacent to the kitchen, a well-equipped utility room offers additional storage and workspace, keeping the main living areas free from clutter.









LIGHT-FILLED SPACES

Beyond the kitchen, the original dwelling unfolds into a series of elegant reception rooms, each exuding character and charm. The sitting room is an inviting retreat, featuring a cosy wood-burning stove and an open-plan connection to the adjoining dining room and study area, where another fireplace, also with a wood-burning stove, adds to the warm and homely feel. This versatile space is ideal for formal dining, relaxed family meals, or as a comfortable homeworking environment. A further doorway leads through to the generously proportioned, triple-aspect family room, where a striking timbered ceiling, a grand rear aspect bay window, and an impressive herringbone brick fireplace with a wood-burning stove create a truly breathtaking living space.

AND SO TO BED...

Ascending the staircase from the sitting room, the first floor continues to impress with three beautifully presented bedrooms, each offering its own unique charm. The principal bedroom is a serene and sophisticated haven, featuring built-in storage and a stylish modern en suite shower room. Two further generously sized double bedrooms retain their period character with exquisite cast iron fireplaces and enjoy plenty of natural light. A contemporary family shower room serves this floor, combining sleek, high-quality fittings with a timeless aesthetic.





OUT & ABOUT

Perfectly positioned in the highly sought-after hamlet of Cuckoo's Nest, Woodcutters Cottage enjoys a desirable location on the northern fringes of Pulford village, nestled on the England-Wales border. Pulford itself is an attractive village with a strong sense of community, offering amenities including an historic church and the renowned Grosvenor Pulford Hotel and Spa. A wider range of independent shop charming public houses, and excellent restaurants can be found in the nearby villages, while Chester city centre, just five miles away, offers a wealth of shopping, dining, and cultural experiences, including its famous medieval Rows, home to some of the country's oldest shopfronts.





Approximate Gross Internal Area = 215.0 sq m / 2309 sq ft Garage & Carport = 33.0 sq m / 358 sq ft Open Storage = 7.0 sq m / 73 sq ft Total = 255.0 sq m / 2740 sq ft



- Oil heating and water
- Mains drainage
- Current owners owned two years
- Previous owners extended
- Council tax G
- Granite tops in kitchen
- Original quarry tiles and beams
- Existing Floor plans and EPC



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1171312)





LOCATION

For those needing to commute, the property is exceptionally well-connected. The A55 North Wales Expressway provides quick access to the national motorway network, linking easily to major regional centres in both Wales and England. The area is also served by excellent transport links, with regular bus services to both Chester and Wrexham. Families will also appreciate the outstanding choice of schooling in the area, with a selection of well-regarded state primary and secondary schools alongside highly regarded independent schools such as The King's School Chester, Abbey Gate College, The Queen's School Chester, The Firs, and The Hammond.







