



THE THATCH

CHESTER





Rooted in the old Mollington Hall estate yet reimagined for 21st-century family life, discover The Thatch, a home where open-plan spaces combine with cleverly zoned cosy corners, to create places of connection, creativity and celebration.

Set along the distinctive and sought-after Townfield Lane, a peaceful, leafy road known for its individual homes, The Thatch sits quietly behind a veil of mature trees, tucked back from the lane, on a plot that was once part of the sweeping driveway to Mollington Hall.

Plenty of parking can be found along the gravel driveway, edged in raised lawns, and served by a detached garage larger than double in size, designed to accommodate two cars plus racking and storage around the perimeter.

Seventeen years in the making, The Thatch has been lovingly reimagined by its current owners from the once-quaint thatched cottage, now transformed into a flowing, modern family home. Thoughtfully extended and adapted to suit contemporary life, additions include a light-filled kitchen extension and a luxurious principal suite with dressing room and ensuite.



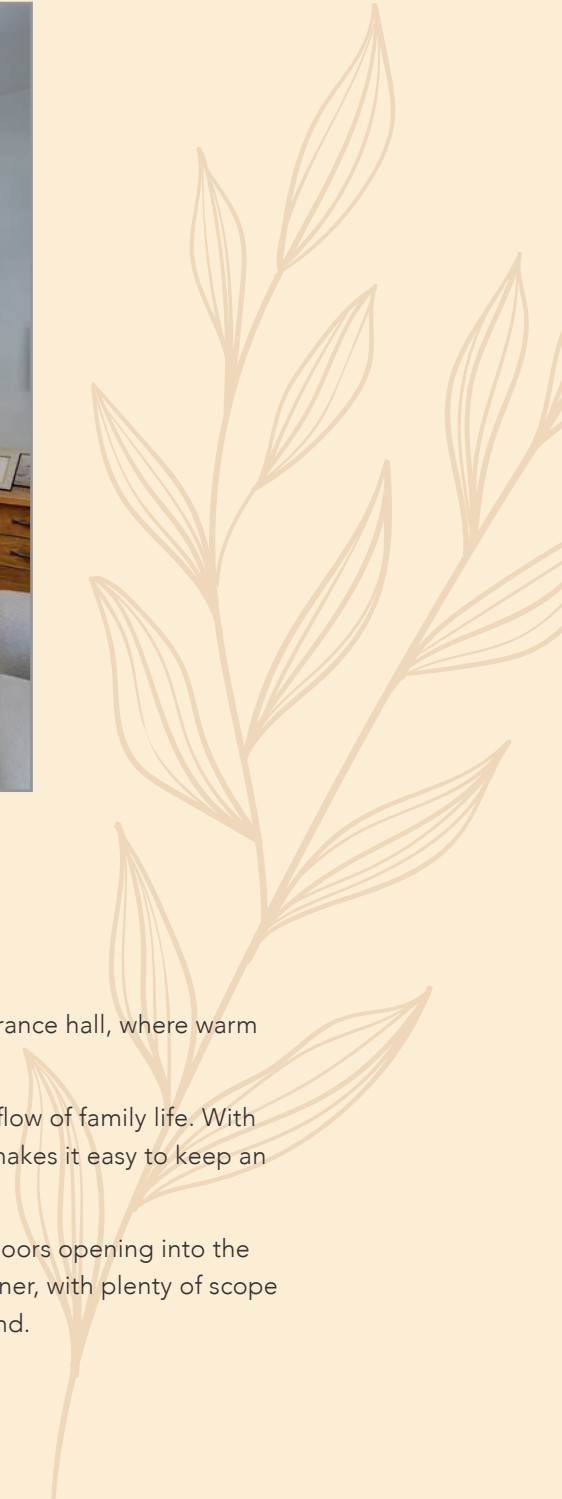


A WARM WELCOME...

Beyond the handsome portico, bearing the date 1938, the sage-green front door opens into a welcoming oak-framed entrance hall, where warm wood tones underfoot are echoed in the staircase ahead.

To the left, the formal dining room is currently used as a calm and versatile study, serving as a quiet retreat from the main flow of family life. With space for two desks, this room is an ideal spot for working from home or hosting meetings, while the outlook to the front makes it easy to keep an eye out for deliveries or welcome arriving clients.

Across the entrance hall, the peaceful lounge draws in light from both directions, with a window to the front and glazed doors opening into the garden room beyond. An exposed stone chimney breast adds texture and warmth, housing a contemporary electric log burner, with plenty of scope to install a wood-burning stove. Spacious and serene, the lounge is a soothing space in which to unwind.



COFFEE WITH A VIEW

Glazed double doors lead into the garden room, an all-seasons sanctuary where underfloor heating, air conditioning and wraparound views of the lush borders beyond beckon. Designed as part of the architect-led extension, this room seamlessly links to both the lounge and kitchen. A favourite spot for a morning coffee or a quiet evening tipple, the garden room also provides access via a discreet door to a walk-in storage room, ideal for tucking away everything from business supplies to board games.

Thoughtfully reconfigured in recent years, the kitchen-living-dining space is the heart of the home. Smooth tiled flooring, warmed by gas-piped underfloor heating, extends underfoot, flowing through from the garden room into the beautifully practical transition space of the kitchen, where a bank of full-height oak cabinetry lines one wall, discreetly concealing coat storage, shoe racks, the water tank and all the everyday essentials.





SAVOUR THE DETAILS

Flow through into the main kitchen, where the granite-topped island offers abundant storage including deep drawers, pan and utensil storage, whilst also accommodating an induction hob. A natural gathering spot for family and friends, cook up a feast surrounded by conversation. Across the rear wall, soft grey units house the 1.5 oven, integrated microwave, wine fridge and American-style fridge freezer, while two windows usher in daylight.

Savour the view whilst dining at the table, with far reaching views out over the lawn, or slip out through the glazed doors to dine alfresco on the decking.





LIGHT-FILLED SPACES

Beyond, the living area, flooded with light from sliding doors, invites you to unwind, serving as a natural extension of the kitchen's social spirit. Every element here has been designed to retain a sense of ease, flow, connection and calm.

To the side, pocket doors lead to a bespoke walk-in pantry, formerly the old utility, fitted with open shelving and cupboards for tins, jars, spices and cereals. Another discreet pocket door reveals a separate utility room, complete with a second dishwasher, additional sink, under-counter storage and a glazed door to the outside. Both rooms can be closed off when entertaining, keeping the open-plan space beautifully clear and clutter-free.

A handy ground-floor cloakroom is furnished with a wash basin and WC.





SANTUARY OF SLEEP

Stairs lead up from the entrance hall to the spacious, airy first-floor landing, which naturally divides into two 'wings', with the principal suite tucked privately away to the right.

Peaceful and light-filled, the principal bedroom is a true sanctuary. Two sets of glazed double doors open to Juliet balconies with sleek glass balustrades, framing uninterrupted views over the landscaped garden. Air conditioning retains an ambient temperature, as morning light pours through and garden birdsong drifts in.

Tucked off the bedroom, the dressing room offers a refined sense of order and calm. Fitted with full-length wardrobes to both sides, furnished with hanging space, shelving and deep drawers, keep clutter out of sight and clothes beautifully organised. A window to the end draws in natural light, making this a peaceful and practical space to begin and end each day.



SOAK IN THE VIEW

Designed as a true retreat, the principal ensuite, warmed by underfloor heating, pairs spa-like comfort with pastoral views. Steps lead up to a raised bathtub, perfectly positioned beneath the window to frame the peaceful rural scene beyond, a field where lambs often graze in spring.

Rich earthy tones and mosaic detailing create a stylish finish, while twin wash basins with vanity storage and a vast mirror assist with the morning routine. A separate walk-in rainfall shower completes the layout, offering everyday ease with a touch of hotel-style luxury.





VERSATILE SPACES

Just off the principal bedroom, the spacious first-floor landing opens out into a flexible multi-use space. Originally designed to be a potential sixth bedroom, currently serving as a gaming area for children, it was left open to preserve the sense of light and connection between floors. With windows, power and plenty of floor space, it could easily be enclosed if required.

A desk area makes it equally suited to working from home or managing homework sessions, creating a clever, adaptable space that keeps the family close, yet comfortably independent.

Continuing along the landing, discover the bright, luxurious and spa-inspired family bathroom. Elevated on a plinth, a freestanding bath takes centre stage whilst underfoot, large, marble-effect tiles are warmed by underfloor heating. A walk-in rainfall shower and modern chrome towel radiator complete the scene, with ample storage for towels in the large cupboard.



REST & REFRESH

Bedroom two, with a wet room ensuite, and bedroom three also feature on the first floor.

Stairs lead up once more, to a second floor, with a galleried landing overlooking the floor below, retaining a sense of connection to keep the family dynamic close-knit, yet comfortably spaced. Two bright and spacious bedrooms, both with walk-in wardrobes containing hanging space and shelving, make use of the bountiful bathroom with bath and plumbing for overhead shower.







ENTERTAINING HAVEN

Out to the rear of The Thatch, the garden unfolds into a private, tree-framed oasis. Morning sun drenches the rear patio, perfect for morning coffee, before sweeping round to the front by late afternoon.

At the end of the lawn, a magnificent oak tree provides shade to those seated on its circular bench below, testament to the heritage of the setting of The Thatch on the former driveway to Mollington Hall (old driveway cobbles were revealed by the current owners when laying turf).

An entertaining haven, beyond the patio lawn stretches back, while tucked to the side, the original garage has been reimagined as a garden bar, complete with drinks fridges, optics, bifolding doors and a log burner, ideal all year-round. A separate outdoor WC featuring a compass ceiling with black granite tile pointing due north adds another layer of convenience, whilst beyond the bar, a hot tub nestled beneath a timber pergola elevates the enjoyment factor of this garden.

Alive with wildlife, pheasants, woodpecker, and other visitors offer a serene soundtrack in a garden designed for both relaxation and party time.

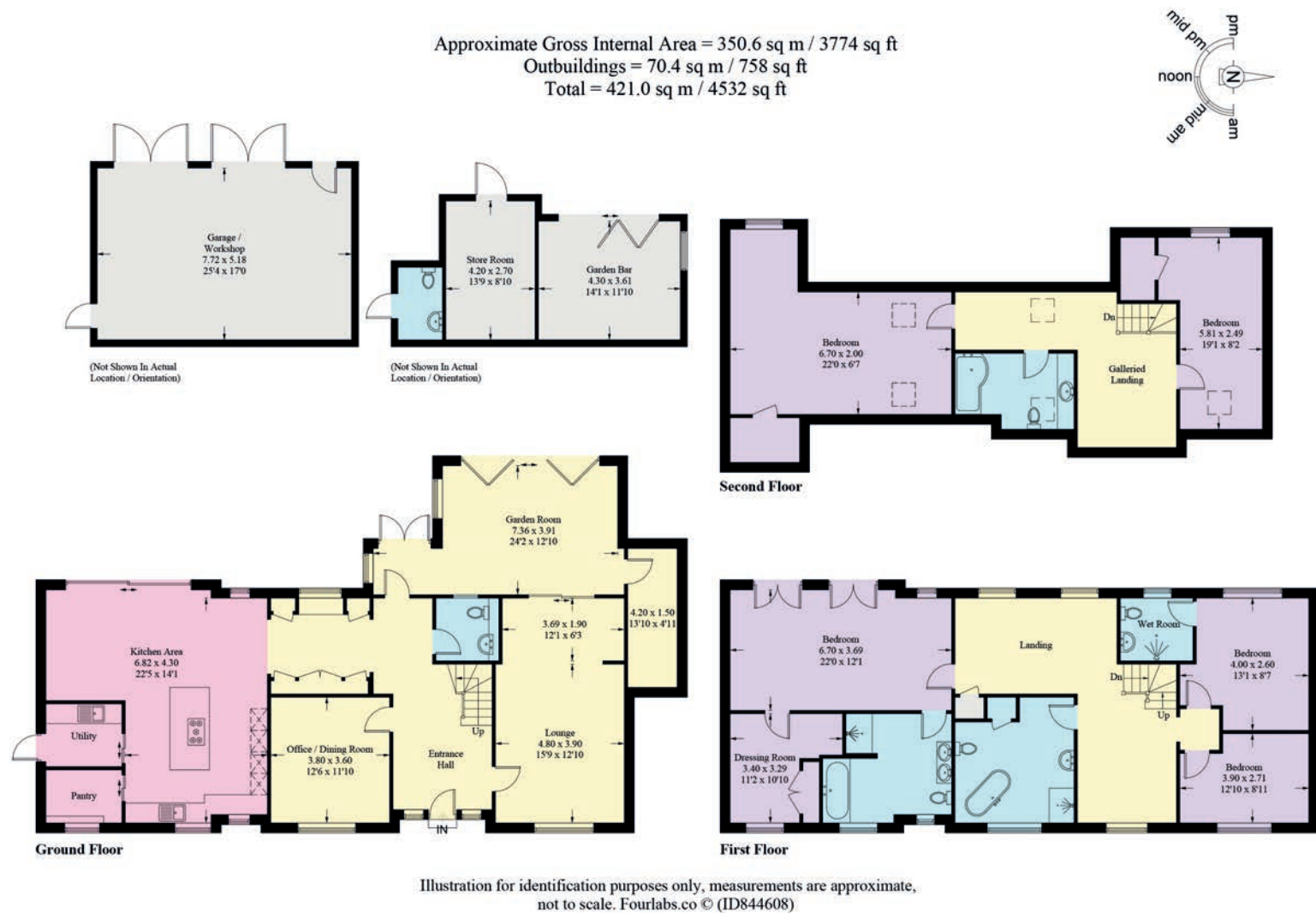




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FINER DETAILS

- 2008 extended by current owners
- New roof in 2010
- Fully double glazed throughout
- Underfloor heating kitchen/ living area
- Fast internet speed
- Gas central heating
- New boiler
- Access from rear of house for Countess Country Park for walks/ cycling
- Shared 3.75 acres and access from the rear for walks and cycling



OUT & ABOUT

Nestled in the thriving, community-strong village of Mollington, The Thatch blends peace and tranquillity with connectivity, just three miles from the heart of Chester. Within a brisk walk, find yourself in the city centre, or take a gentle bike ride along the canal towpath to the Telford Warehouse for a drink by the water.

Directly behind The Thatch, a former golf course unfurls, under shared ownership of the twelve homes along the lane, a peaceful green space known affectionately as “The Field” with each of the homes having private gated access for dog walks and strolls in the countryside on the doorstep.

Families are well served, with the popular St Oswald’s primary school and pre-school within walking distance and buses collecting from the village for the grammar schools on the Wirral, while the independent King’s and Queen’s schools in Chester are just a short journey away.

The village hall, rebuilt with National Lottery funding, hosts everything from language classes and dance to art workshops, socials and table tennis nights, offering an open-door welcome to all.

Just a mile from Aldi and Morrisons and close to bus routes into Chester, pick up all you need with convenience. For retail therapy, Cheshire Oaks with its flagship M&S is only a short drive away.



presented by



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