



Overton House  
Tilston Road | Malpas | Cheshire | SY14 7DF









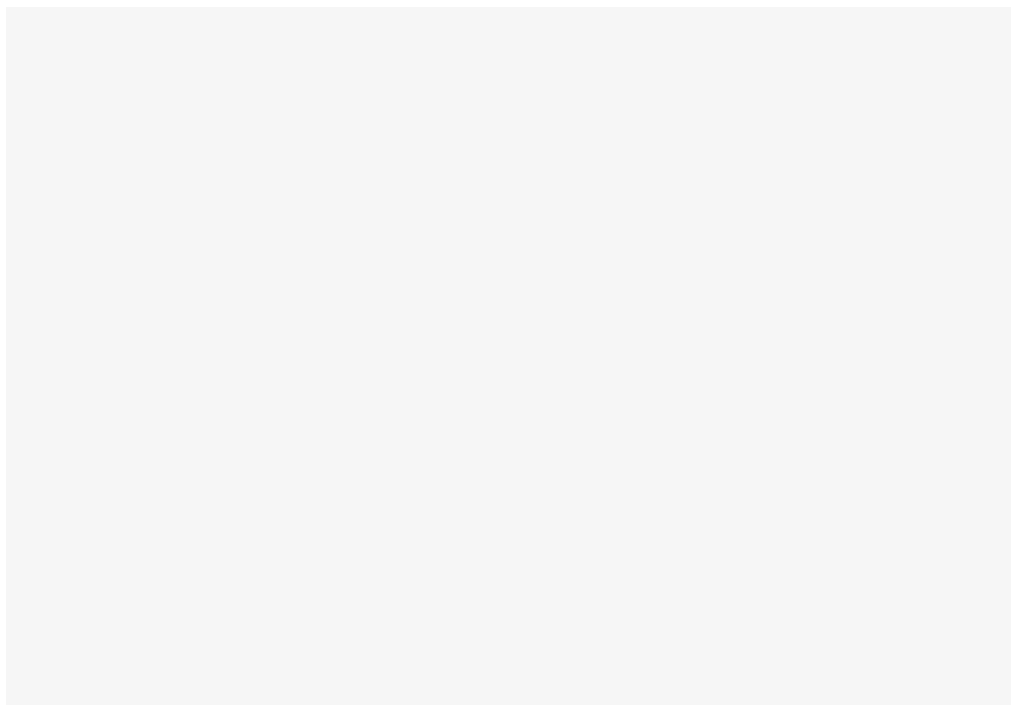
### Ground Floor:

The bright and welcoming reception hall immediately sets the tone for this distinguished residence, introducing a sense of light, elegance, and effortless flow that continues throughout the home.

To one side, the sitting room provides a serene retreat, complete with bespoke built-in storage and a charming fireplace, the perfect spot to unwind with a book or enjoy quiet conversation. Opposite, double doors lead to the magnificent drawing room, where an abundance of natural light, a striking feature fireplace, and French doors opening onto the front terrace create a truly inviting space. Here, evening sunsets over the rolling countryside can be enjoyed in absolute comfort.

The formal dining room offers an elegant setting for entertaining, with direct access to a private courtyard that lends itself beautifully to intimate alfresco gatherings. From here, the family room connects seamlessly to the utility room, boot room, and a practical ground-floor shower room, ideal after country walks with pets, offering immediate access to washing facilities.

At the heart of the home lies the kitchen/breakfast room, a superb blend of period charm and modern convenience. Bespoke cabinetry, a reconditioned Aga, a central breakfast bar, and ample space for a dining table make this a true hub for family living. A walk-in pantry, retaining the property's original front door, provides access to the gardens, while on the opposite side, a light-filled conservatory, currently styled as a garden room, adds versatility as a tranquil retreat or vibrant entertaining space.













# Seller Insight

“The very first time we swept through the gates, the view took our breath away, the rolling countryside unfolding before us, a panorama so treasured it's even named in the Malpas Neighbourhood Plan as a key view of the parish. By the time we stepped through the front door, we felt it, a deep, immediate sense of warmth and welcoming. This wasn't just a house; it was the perfect place to make memories.

Over the years, this home has been our haven for every chapter of life. From summer days spent in the heated pool, glasses of Pimm's in hand, to winter evenings tucked away in the cosy Hobbit House, the house has a way of drawing people together. The Cookhouse, our all-season entertaining hub, has hosted everything from Christmas parties to late-night pool and firepit conversations under the stars.

It's a place designed for comfort and privacy, with five beautiful suites, each with its own dressing room and en-suite, so family and guests alike can retreat to their own space. The garden room catches the morning sun, the drawing room basks in the afternoon glow, and the last golden rays of evening are best savoured from the Cookhouse as the sun dips behind the Welsh mountains. Outside, the gardens and paddocks are alive with horses, lambs, and the occasional curious pheasant at the back door.

Life here offers the best of both worlds, 360-degree rural views and total seclusion, yet just a short walk into the thriving village of Malpas, with its welcoming community, markets, and fêtes. Scenic walks and cycle routes begin at the gate, linking to hundreds of kilometres of bridleways and trails, while Chester, Manchester, and Liverpool are all within easy reach.

Some of our happiest memories are of the simplest moments, a child in pyjamas and wellies wandering to the stables at sunrise, fairy-winged little helpers “assisting” the builders, or waking to find a hot air balloon gently landing in the paddock.

This is a home that celebrates life, where family, friends, and laughter fill every space. Our advice to its next custodians? Create your own little worlds within it, embrace every season, and let the house work its magic.”

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







**First Floor:**

Ascending to the first floor, the accommodation reveals a collection of exquisite bedroom suites, each designed with comfort and sophistication in mind.

The Principal Suite is a true sanctuary, offering a generously proportioned bedroom, a walk-in wardrobe, and a luxurious en-suite featuring twin basins, a Jacuzzi bath, shower and a vaulted ceiling that enhances the sense of space and tranquillity. Double doors from the suite open onto a private balcony, where uninterrupted views over the rolling countryside provide the perfect setting for morning coffee or evening reflection.

Two further bedroom suites continue the theme of refined elegance. Each benefits from its own dressing room and en suite, with one enjoying striking views over the driveway and paddocks, while the other boasts a private balcony with direct access to the garden. This versatile arrangement allows the suite to function independently from the main house, making it ideal for guests or staff accommodation.

The fourth bedroom is equally impressive, with a Jack and Jill style connection to the family bathroom. This flexible layout allows the room to be used as a private bedroom with en suite facilities, or as part of the main house accommodation, offering both practicality and style.



















## Second Floor

At the top of the house, two additional bedrooms offer far-reaching views across the surrounding countryside, each enjoying abundant natural light and sharing a convenient wc. Extensive eaves storage provides practical functionality without compromising on space.

This floor offers versatility and privacy, easily able to be closed off as a self-contained suite for guests or family members. Furthermore, by closing the doorway at the base of the stairs, a seamless two-storey arrangement can be created, linking the second floor with the fourth bedroom and family bathroom below, providing flexible accommodation to suit a variety of lifestyles and needs.

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## Outside

The grounds of Overton House are a joy to experience in every season, offering an impressive 11.23 acres of beautifully maintained space. From landscaped gardens bursting with colour to sun-drenched terraces perfect for al fresco dining, every corner is designed to be enjoyed. Panoramic 360° rural views stretch as far as the eye can see, providing a sense of peace and seclusion rarely found.

A heated outdoor swimming pool, complete with separate changing rooms and shower facilities, creates a true “holiday-at-home” atmosphere, while the charming Arctic Lodge, affectionately known as the “Hobbit House”, offers a cosy retreat for year-round relaxation.

The all-season Cookhouse is an exceptional entertaining space, equally suited to lively summer pool parties or intimate winter gatherings around the firepit.

For equestrian enthusiasts, the facilities are ideal. Being just a short walk away from the property and within eyeshot eight well-appointed stables, a Tack Room, feed and rug room, field shelter and a Hay Store are complemented by well maintained paddocks, offering the perfect set-up for horses. With three separate access points to the property, there is an abundance of versatility, whether for private enjoyment, equestrian events, or potential business opportunities. An additional 10 acres of land is available under separate negotiation.

## Location

Nestled in a private setting, Overton House enjoys the best of both worlds: tranquil countryside living just a short stroll from the historic village of Malpas. The village boasts a thriving community, charming independent shops, welcoming pubs, a stylish wine bar, and a range of restaurants, alongside essential amenities including a GP surgery and dentist. Throughout the year, lively farmers’ markets, summer fêtes, and festive Christmas fairs bring the village spirit to life.

Excellent road and rail connections make travel effortless, with easy access to Chester, Shrewsbury, Liverpool, Manchester, and Birmingham, as well as three international airports within an hour. Families benefit from outstanding local schools, including Malpas Alport Endowed Primary and the highly regarded Bishop Heber Secondary School.

Around 15 miles away, Chester offers vibrant city life, luxury shopping, and superb rail links to London and Manchester. The region is also home to some of the country’s finest independent schools, including King’s, Queen’s, Moreton Hall, and Packwood Haugh, all within easy reach.

Whether you are seeking a peaceful countryside retreat, an active family lifestyle, or seamless access to urban amenities, Overton House offers the perfect blend of privacy, convenience, and charm.









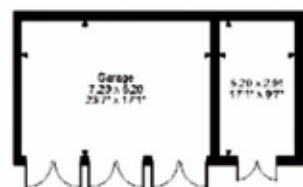




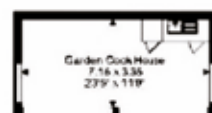
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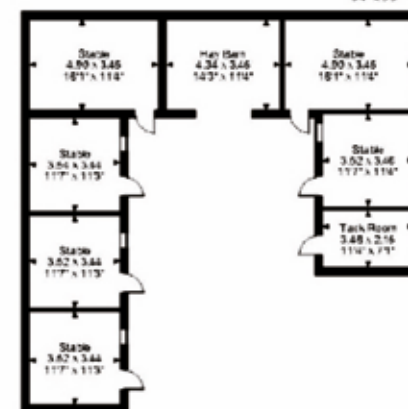
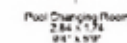
### Ground Floor



### First Floor



## Second Floor



**The Property Ombudsman**



FINE & COUNTRY









RICHARD HUGHES  
PARTNER AGENT

Fine & Country  
07842 371 102  
email: richard.hughes@fineandcountry.com

I'm a family man with more than 20 years experience within property development, so I've personally navigated the intricacies of buying, developing, staging, and successfully selling multiple properties across Cheshire, North Yorkshire, and Wirral. My passion for properties extends beyond mere transactions; it's a lifelong journey of transforming spaces into dreams and I take immense pride in providing exceptional customer service to my clients, whether they are selling their home, sourcing their next dream home, or looking for a second home in the UK or overseas.



KELLY RHODES  
PARTNER AGENT

Fine & Country  
07940 027 184  
email: kelly.rhodes@fineandcountry.com

As a seasoned expert and developer in the property industry, with over a decade of experience, I specialised in transforming houses into luxurious family homes in the top tier of the market. My foresight in anticipating and overcoming any potential obstacles, combined with my exceptional negotiation skills, enables me to deliver the best possible outcome in every situation.



## FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

Fine & Country  
Tel: +44 (0)1829 470 480  
chester@fineandcountry.com  
Chester Business Park, Herons Way, Chester, Cheshire CH4 9QR

