



SMITH COTTAGE
MARFORD



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Set within one of Marford's most admired residential addresses, Smith Cottage is an exceptional New Hampshire-style home that combines architectural presence with warmth, privacy and far-reaching rural views. Built in 2018 using advanced Insulated Concrete Formwork and triple-glazed throughout, the house delivers outstanding energy efficiency while presenting a timeless exterior of Marley Eternit cladding and soft-toned K Rend, sitting comfortably within its landscaped grounds.



GRAND APPROACH

Approached through electrically operated gates, the sense of arrival is immediate. The house is well set back, with generous parking and a detached double garage that introduces both practicality and flexibility, including a fully connected upper-level room ideal for working, training or quiet retreat. From the outset, Smith Cottage feels considered, secure and quietly impressive.



A WARM WELCOME

Inside, the house unfolds with confidence and calm. A dramatic galleried reception hall forms the heart of the home, its vaulted proportions softened by polished micro-cement floors, underfloor heating and a living flame gas fire set within stone. Light filters naturally through the space, enhanced by crittall-style glazing and a strong visual connection between floors.



ELEGANT INTERIORS

The ground floor is exceptionally well planned, balancing openness with clearly defined rooms. From the reception hall, the principal living spaces flow intuitively. To the rear, the kitchen, family room and dining area form the social core of the house, opening directly into the orangery and onto the wraparound verandah beyond.

Everyday practicality has been thoughtfully integrated, with a boot room, walk-in pantry, laundry room and cloakroom all discreetly positioned to support modern family life without interrupting the sense of space. A separate, snug-style reception room sits quietly off the hall, offering a more intimate setting ideal for a cinema snug, library or relaxed sitting room away from the main living areas.



VERSATILE SPACES

Also on the ground floor is a self-contained studio suite, currently used as an art studio. With its own entrance, integrated kitchenette and en-suite wet room, it provides excellent flexibility for independent working, creative use, guest accommodation or multi-generational living. Overall, the layout delivers both flow and function, equally suited to entertaining and day-to-day living.



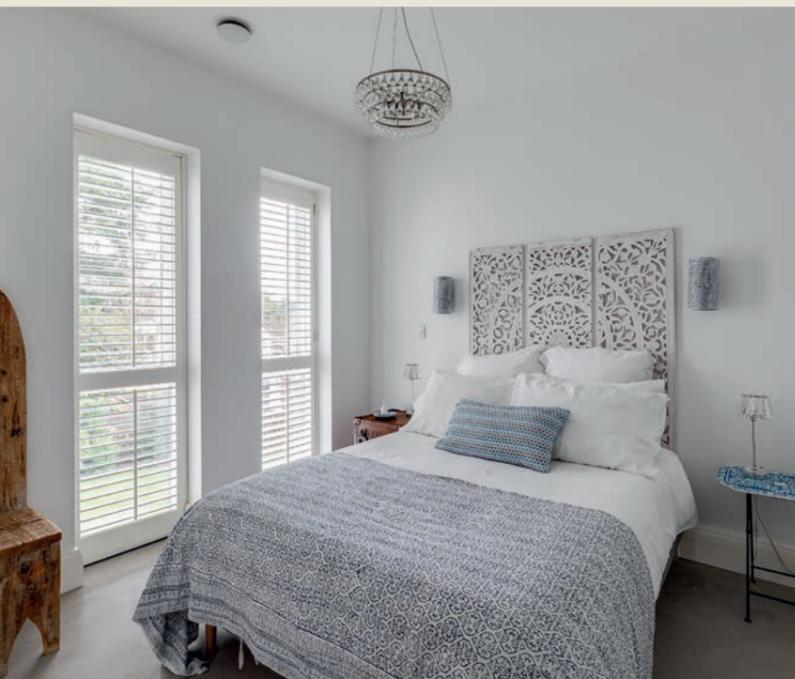
A KITCHEN DESIGNED FOR LIVING

The kitchen is both statement and centrepiece. Bespoke shaker cabinetry, Michelangelo quartz work surfaces and a substantial central island create a space that feels social and composed. High-quality appliances include a Smeg dual fuel range, twin dishwashers and an instant hot water tap, supported by a walk-in pantry with bespoke oak shelving. The adjoining family area and dining space encourage long, unhurried days, with a second living flame fire adding warmth and atmosphere.



THE ORANGERY

Opening from the kitchen, a south-west facing orangery extends the living space into the garden. A roof lantern with twilight lighting, potting bench and stone sink give the room character, while doors open onto the wraparound verandah for seamless indoor and outdoor living.



PRIVATE RETREATS

Upstairs, four further en-suite bedrooms continue the sense of understated luxury. A refined first-floor sitting room enjoys panoramic views across the Cheshire Plain towards Beeston Castle, offering a peaceful retreat separate from the main bedrooms.



The principal suite is particularly impressive, with a private balcony over the orangery, a bespoke dressing room and a beautifully appointed bathroom featuring a Japanese soaking tub, smart bidet toilet and walk-in shower. Each bedroom has been finished with the same attention to detail, creating calm, hotel-quality spaces that feel both indulgent and practical.

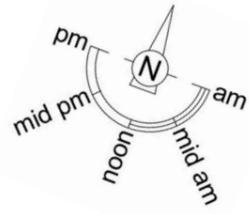
THE PRINCIPAL SUITE



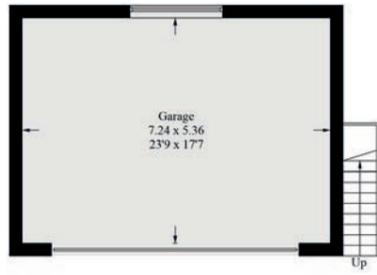
GARDENS, GROUNDS & OUTDOOR LIVING

The gardens wrap around the house, offering privacy, structure and year-round interest. Mature planting includes fruit trees and magnolias, while porcelain pathways and seating areas provide places to pause and enjoy the setting. A summer house sits quietly within the garden, and Control4 connectivity allows lighting to be tailored as required.

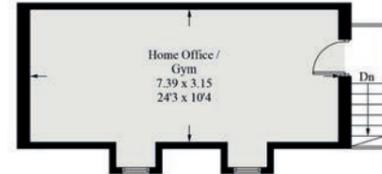
The verandah is a defining feature, encouraging outdoor living in all seasons while also contributing to the home's thermal efficiency. Whether used for evening drinks, morning coffee or family gatherings, it enhances the sense of space and connection to the landscape.



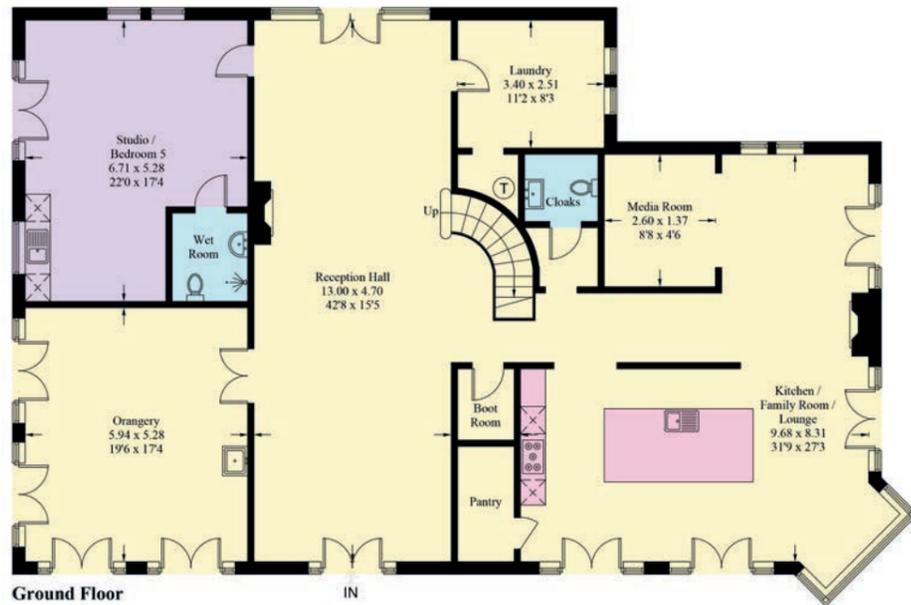
Approximate Gross Internal Area = 476.77 sq m / 5132 sq ft



Garage - Ground Floor
(Not Shown In Actual Location / Orientation)



Garage - First Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1272061)



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FINER DETAILS

- Extensive driveway parking
- Integrated alarm system and electric entrance gates
- Fully connected detached garage upper-level room
- Instant boiling water tap in kitchen
- Council tax band I
- Built in 2018 using Insulated Concrete Formwork (ICF) for superior thermal retention and structural integrity
- Triple-glazed windows and doors throughout
- Zoned underfloor heating across both floors
- Wraparound verandah contributing to solar shading and thermal balance

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LOCATION & LIFESTYLE

Smith Cottage occupies an enviable position on Pistyll Hill, combining a peaceful setting with excellent connectivity. The villages of Marford, Rossett and Gresford offer everyday amenities, while Chester and Wrexham provide a broader range of shopping, dining and cultural attractions. Well-regarded local schools sit alongside highly regarded independent options, making the area particularly attractive to families.

Road links via the A483 connect swiftly to the A55 and national motorway network, while Chester and Liverpool stations offer direct services to London Euston in under two hours. It is a location that balances rural calm with modern convenience.

Smith Cottage is a house of substance and sensitivity, designed for contemporary living without compromise. Energy-efficient, secure and beautifully detailed, it offers a rare opportunity to enjoy space, views and flexibility within one of the region's most sought-after settings.



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MARFORD

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To view Smith Cottage
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