



YEW TREE
COTTAGE
MALPAS



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Tucked away in the peaceful Cheshire countryside near the picturesque village of Tilston, Yew Tree Cottage is a home that captures the heart from the moment you arrive. With origins dating back to the 1800s and sympathetic extensions that have evolved its story over time, this exceptional six-bedroom home blends the soul of a traditional farmhouse with the ease and flow of modern country living.

The setting is one of quiet beauty. Approached along a rural lane, the house sits amid sweeping gardens and open farmland, offering a rare sense of privacy and space. Beyond the hedgerows, gentle fields stretch toward the horizon, where the rhythm of the countryside defines the pace of life. This is a place to savour the seasons – from golden summer evenings spent on the terrace to crisp winter mornings warmed by the glow of a log fire.

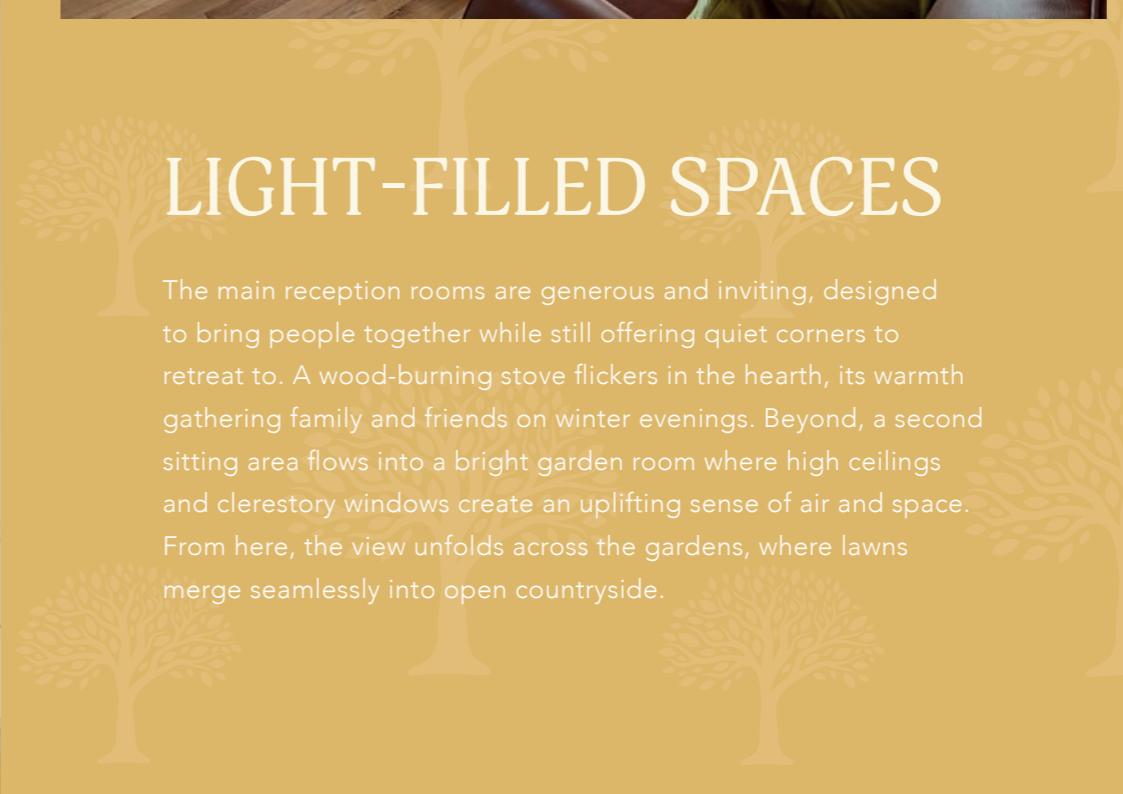




A HOME WITH HERITAGE AND HEART

The original part of Yew Tree Cottage is thought to date from the late 19th century, and that heritage is immediately felt in its rich textures and honest materials. Exposed beams, engineered oak floorboards and the mellow tone of terracotta tiles speak of craftsmanship and endurance. Yet, as you move through the home, there is an unmistakable sense of balance - spaces open gracefully into one another, with light pouring through large windows and contemporary bi-fold doors that frame the gardens beyond.





The main reception rooms are generous and inviting, designed to bring people together while still offering quiet corners to retreat to. A wood-burning stove flickers in the hearth, its warmth gathering family and friends on winter evenings. Beyond, a second sitting area flows into a bright garden room where high ceilings and clerestory windows create an uplifting sense of air and space. From here, the view unfolds across the gardens, where lawns merge seamlessly into open countryside.

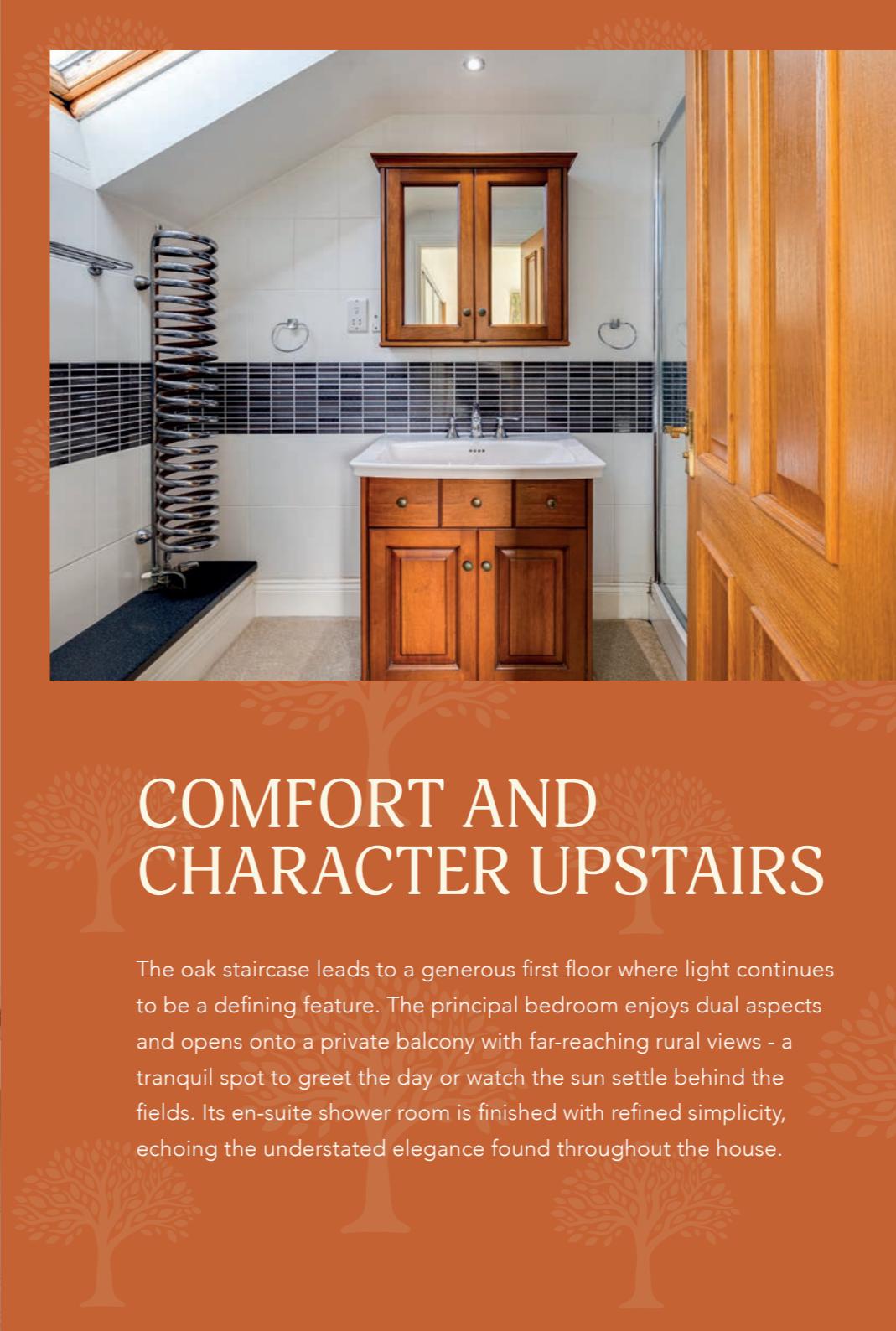


SPACE TO GATHER AND TO DWELL

At the heart of the home lies a large farmhouse-style kitchen - a room that feels both purposeful and welcoming. The combination of corian worktops and a wooden island creates a natural focal point, while the range cooker, steam oven and induction hob ensure that even the most ambitious host is well equipped. Thoughtful details such as the utility and boot room keep the rhythm of country life running smoothly, and a guest cloakroom completes the ground floor.

The dining room, with its beamed ceiling- is a reminder of the home's agricultural past. French doors open to the terrace, allowing the conversation and laughter of long summer lunches to spill effortlessly outside.





COMFORT AND CHARACTER UPSTAIRS

The oak staircase leads to a generous first floor where light continues to be a defining feature. The principal bedroom enjoys dual aspects and opens onto a private balcony with far-reaching rural views - a tranquil spot to greet the day or watch the sun settle behind the fields. Its en-suite shower room is finished with refined simplicity, echoing the understated elegance found throughout the house.





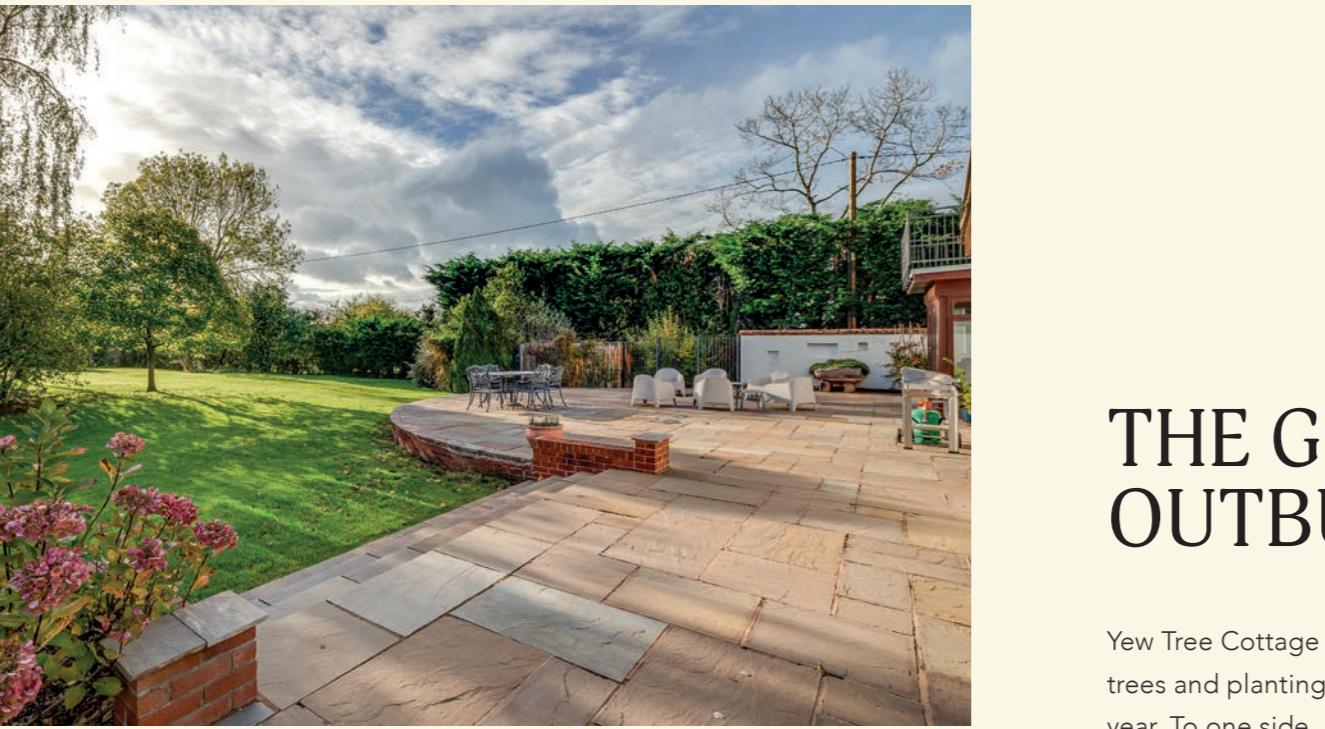
REST & REFRESH

A further study offers the flexibility for home working or could easily serve as an additional bedroom, creating six in total. The family bathroom combines a corner bath and separate shower, designed for both relaxation and practicality.

At the far end of the house, modern design takes gentle precedence. Here, two large bedrooms are served by beautifully appointed wet-room style en-suites, their clean lines and contemporary tiling offering a subtle contrast to the older part of the cottage. A quiet reading or relaxation area connects the rooms, making this wing ideal for guests, older children or multi-generational living.







THE GROUNDS AND OUTBUILDINGS

Yew Tree Cottage stands in generous gardens bordered by mature trees and planting that provide colour and interest throughout the year. To one side, a pond reflects the sky, while nearby a handsome greenhouse and potting area will appeal to any keen gardener.

The range of outbuildings adds further versatility. A large garage with workshop space sits alongside a substantial modern brick building currently used as a gym and storage area. With water and electricity already connected, this space holds potential for conversion to an annex, studio or home office, subject to the necessary consents. There is ample room here for those seeking a blend of work, leisure and rural life.

Beyond the formal gardens, the land extends to paddocks ideal for keeping a pony or simply enjoying open space and privacy.





A LOCATION TO CHERISH

Tilston itself is a charming village known for its community spirit, with a traditional pub, village store and primary school all within easy reach. The market town of Malpas lies just a few minutes away, offering independent shops, cafes and amenities. For broader connections, Chester is around 25 minutes by car, providing excellent schools, shopping and rail links to Manchester and London.

Living just a 5 minute drive from Carden Park is an absolute delight. With a Car Park for locals just off Carden Lane - You're close enough to enjoy the luxury and beauty of one of Cheshire's most prestigious destinations, yet far enough to savour peace and privacy at home. Whether it's a spontaneous round of golf, a relaxing spa day, fine dining, or a scenic countryside walk, everything Carden Park offers is right on your doorstep. It's the perfect balance of rural tranquillity and easy access to world-class leisure and relaxation - an enviable lifestyle in an exceptional location.

Having The Lost Barn Coffee Roasters in Tilston is a real treat for locals and visitors alike. This artisan roastery brings a touch of sophistication and passion to the village, crafting exceptional, small-batch coffees with care and character. The rich aroma of freshly roasted beans and the commitment to quality make it a true gem in the community. Whether you're a coffee connoisseur or simply enjoy a great cup to start your day, The Lost Barn adds warmth, creativity, and a sense of pride to Tilston's charming countryside setting.



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M A L P A S

Approximate Gross Internal Area = 363 sq m / 3910 sq ft
 Garage = 34 sq m / 362 sq ft
 Outbuilding = 63.4 sq m / 679 sq ft
 Glass House = 8.8 sq m / 95 sq ft
 Total = 469.2 sq m / 5046 sq ft



Illustration for identification purposes only, measurements are approximate,
 not to scale. Fourlabs.co © (ID1251527)



A LIFE WELL LIVED

Yew Tree Cottage is a home that invites you to slow down, to breathe, and to connect with its landscape. It offers authenticity without compromise - a home with roots in history yet ready for modern family life. Whether gathering around the kitchen island, watching the sunset from the balcony or walking through the gardens in quiet reflection, this is a place that celebrates the beauty of everyday moments.

Yew Tree Cottage, Tilston. A country home of rare warmth and character, where tradition and comfort live beautifully side by side.

FINER DETAILS

- Surrounded by beautiful landscape of gardens, open farmland, and panoramic rural views
- Farmhouse-style kitchen with Corian worktops, granite central island and high-quality appliances
- Principal bedroom with private balcony and en-suite shower room
- Flexible six-bedroom layout, ideal for family life, guests, or multi-generational living
- Modern bedroom wing with sleek wet-rooms, ensuite and a comfortable relaxation area
- Extensive gardens with lawns, pond, greenhouse, and glass house
- Paddocks suitable for ponies or sheep rearing
- Stable block comprising two stables and a hay store
- Attached double garage and workshop with bedrooms above, providing excellent additional accommodation and practicality
- Additional modern brick gym/store building with water and power potential for conversion to an annex or home office (subject to consent)
- Located near Tilston village amenities - pub, shop, and primary school
- Close to Malpas for local services and Cader Park for golf, spa, and dining
- Approximately 25 minutes from Chester, with excellent schools and transport links
- Heating: Two oil-fired central heating systems with log-burning stoves
- Council Tax Band: G - Cheshire West and Chester Council
- A home of heritage, warmth, and timeless appeal, offering privacy, comfort, and a deep connection to the Cheshire countryside



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MALPAS

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WHAT3WORDS: successor.proofread.facelift

To view Yew Tree Cottage
Call John
on 01244 313 900
Email: john@curransunique.co.uk

11 Grosvenor Street, Chester CH1 2DD
www.curransunique.co.uk



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