



Crooked Willow

THREAPWOOD



CROOKED WILLOW

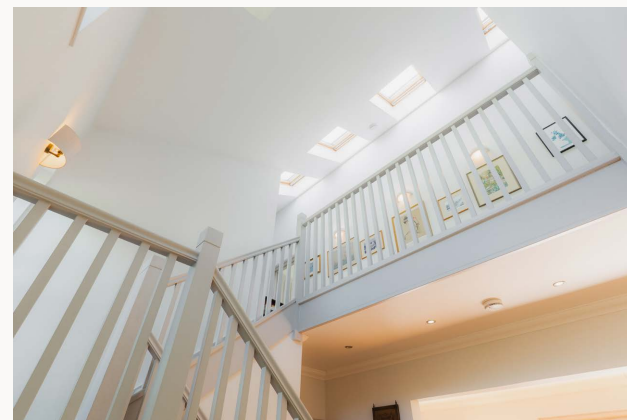
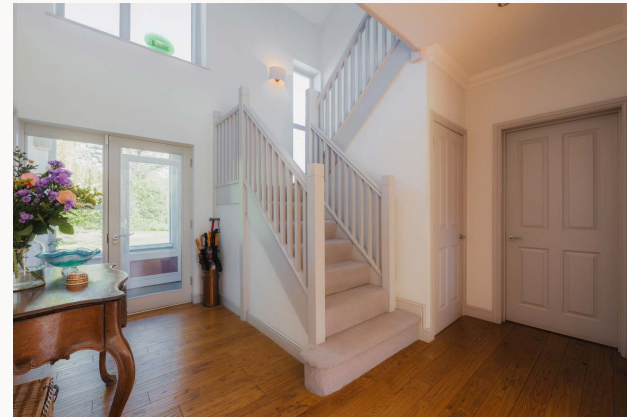
Tucked into the folds of south-west Cheshire, close to where England and Wales meet, arrive upon the serenity country life affords, in a home made for sustainable living, at Crooked Willow in the leafy village of Threapwood.

Within easy reach of the schools, pubs and practicalities that the historic village of Malpas has to offer, Crooked Willow sits well back from the hustle and bustle, situated off a quiet and leafy country lane. Rural, but not remote, and with only a handful of neighbours nearby, tranquillity beckons beyond the five-bar farm gate, where the eponymous willow tree signals arrival home.

A warm welcome

Plenty of parking awaits for six or so cars along the driveway, while the expansive lawn stretches out to the side, flowing right around the home. A sustainable home, easy to both heat and run, sense the warmth of welcome from the moment of arrival at this architecturally designed home, stepping through from the shelter of the feature copper portico and into the glazed entrance porch.

Glass doors open from here into the double height entrance hall, an open and airy space where light streams down from Velux windows high above, and the garden views are instantly visible in the open plan kitchen-diner ahead. Wooden flooring, warmed by underfloor heating creates a warm, comfortable arrival, with a large cloakroom to the right furnished with wash basin and WC. Sustainability is built into the fabric of Crooked Willow, equipped with an air source heat pump and solar panels.





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Drawing in light

As the entrance hall spills through into the kitchen-dining room to the right, slip through to the lounge, where a log-burning stove infuses warmth, and unique corner windows draw in shafts of light across the homely wooden floor. Windows create a constant connection to the outdoors throughout the home, with French doors opening to the garden and patio at the rear, while through windows to the front, the willow leans and softly sways in the gentle breeze.

Bathed in light, the conservatory lies beyond the lounge, a glorious room in the summer months, whatever the weather, retaining the connection between home and garden and the countryside that unfurls outside.



Bringing the outdoors in

Each of the reception rooms at Crooked Willow offers instant access to the garden, two sets of French doors opening to the patio from the bright and open kitchen-dining-family room, which extends to the rear of the entrance hall. Here, shaker-style cabinetry offers plenty of storage, with a Rangemaster cooker emanating warmth. Other appliances include a fridge, sink and dishwasher. Pale, soft country tones of grey and white create a calm ambience, continuing through into the utility room next door, where there is also a second sink and access out to the peaceful garden.



Bedtime bliss

From the light filled double height entrance hall, stairs lead up to the first-floor gallery landing, where the sense of space and airiness continues. Turning left, natural textured stone tiled flooring lies underfoot in the family bathroom, warmed by the same underfloor heating that features on both the ground and first floor of Crooked Willow.

Soak away the aches in the centrally-filling bath, bathed in light from the large Velux window above. Storage for toiletries can be found in the vanity unit beneath the wash basin, with the fitted furniture extending to incorporate the WC, while a separate shower also features.



Next door, a fresh and bright bedroom awaits, currently accommodating bunk beds for visiting grandchildren, where light and views beckon from two wide windows. Sharing in the verdant views out over the garden, a second double bedroom next door is filled with light from the large cottage-style window.

The soothing motif of greys continues throughout the bedrooms, and along the landing, where light streams in through the large window from the front and the Velux above. Balancing this calm palette, a wash room along the landing to the right features buff toned tiles to the lower wall, furnished with wash basin and WC, and situated across from a third comfortably sized double bedroom, where glorious garden views await once more and storage can be found in the built-in wardrobes.





Inviting both light and views in, the master bedroom is tucked away at the end of the landing, carpeted underfoot and featuring a deep window, where French doors open to a Juliet balcony with glass balustrade. Enjoy a morning coffee while looking out over the garden, home to an array of birds and visiting wildlife. Double fitted wardrobes provide plenty of storage, with a fully tiled en suite shower room for added privacy.



CROOKED WILLOW

Indoor outdoor living

Outside, the sense of space continues, with a large patio stretching out along the rear of the home, accessible from lounge, kitchen and conservatory. Beyond, the large lawn offers plenty of room for impromptu cricket matches and kickabouts, with pockets and corners where children can wander and explore. A natural pond forms a haven for wildlife, flanked by two swales designed for drainage, allowing rainwater to gather and flow into the pond, now softened by grasses and planting which it feeds almost as a natural irrigation system, bringing an organic aspect.



Closer to the home, a productive kitchen garden includes a vegetable patch and greenhouse, where there is plenty of scope to grow your own. Beyond, a separate field features fruit trees which burst into blossom in spring in sequence, creating a magical space for children to explore and play, and adding to the overall sense of country living.

Two additional sheds provide practical storage, one conveniently positioned by the back door and another set further away for garden equipment.



CROOKED WILLOW

Out and about

Embrace the pastoral peace of country living from Crooked Willow; footpaths run out from the doorstep, with a public right of way crossing the field lined with fruit trees and linking into a wider network throughout Threapwood and the surrounding countryside.

For everyday necessities, a small village shop provides the essentials – bread, milk and the daily paper - close to home, while the historic village of Malpas, just a short drive away, offers a broader mix of amenities including independent shops, cafés and a well-regarded pub.

For families, Crooked Willow is perfectly placed for children young and old, with Bishop Heber High School in Malpas and primary options in both Malpas and nearby Shocklach. A little further on, Tallarn Green and its active village hall, which hosts regular events and activities throughout the year, offers a strong sense of community. For reflection and contemplation, St John's Church in Threapwood, a pretty Grade II listed, Georgian-style building built in 1815 is close by.

Despite its rural setting, connections are convenient: the A41 links easily to the wider road and motorway network, making journeys towards Chester and beyond readily accessible. A versatile home with sustainability at its core, Crooked Willow offers relaxed living for all ages - open, airy, and ever connected to its glorious garden surroundings. Step into the comfort and calm of country living.

Ask the owners

Where do you go when you need...



GROCERIES?

For everyday essentials, nearby Whitchurch offers a good range of supermarkets, independent shops and local amenities, while Chester provides a wider selection of retail and shopping options for larger trips.



A WALK?

The property is surrounded by peaceful countryside, with numerous public rights of way and quiet lanes directly accessible from the village. The surrounding area around Threapwood is ideal for relaxed countryside walks, dog walking and exploring the local rural landscape.



A BITE TO EAT?

Nearby Malpas offers a selection of popular pubs and eateries, while Aldford is home to well-regarded dining spots including The Grosvenor Arms, known for its food and village setting.



YOUR LOCAL PUB?

The nearby village of Malpas offers a number of traditional pubs, including The Lion at Malpas and The Old Fire Station, both popular locally for drinks and relaxed evenings.



A DAY OUT WITH THE FAMILY?

There are plenty of excellent days out within easy reach. Chester offers shopping, dining and family attractions including Chester Zoo, while nearby Whitchurch is ideal for more relaxed days exploring independent shops and cafés. The surrounding Cheshire and North Wales countryside also provides plenty of opportunities for walking, cycling and outdoor activities.

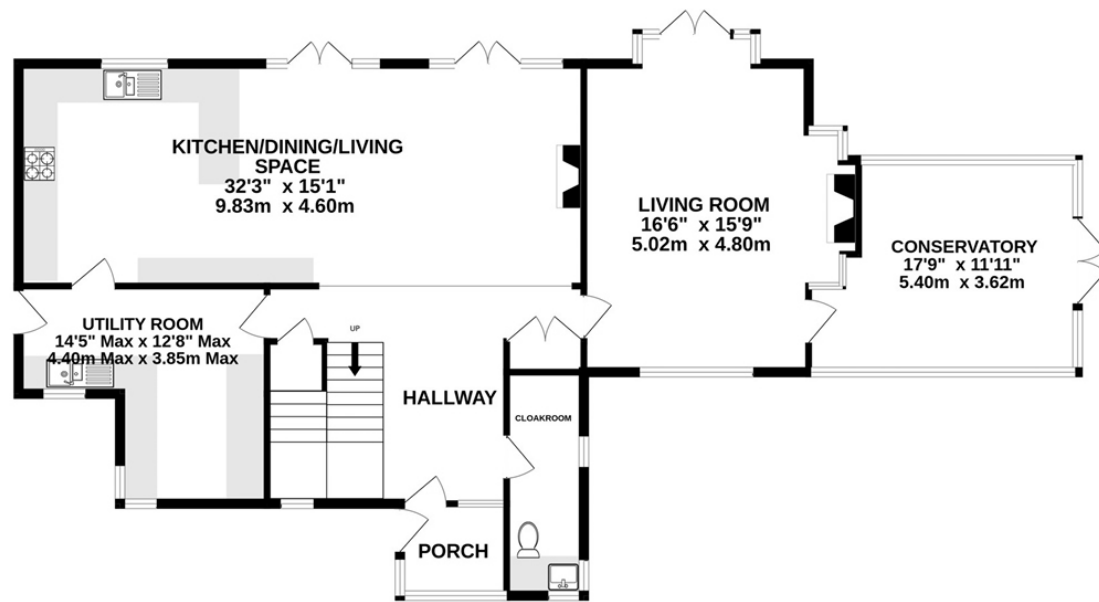


SCHOOLS?

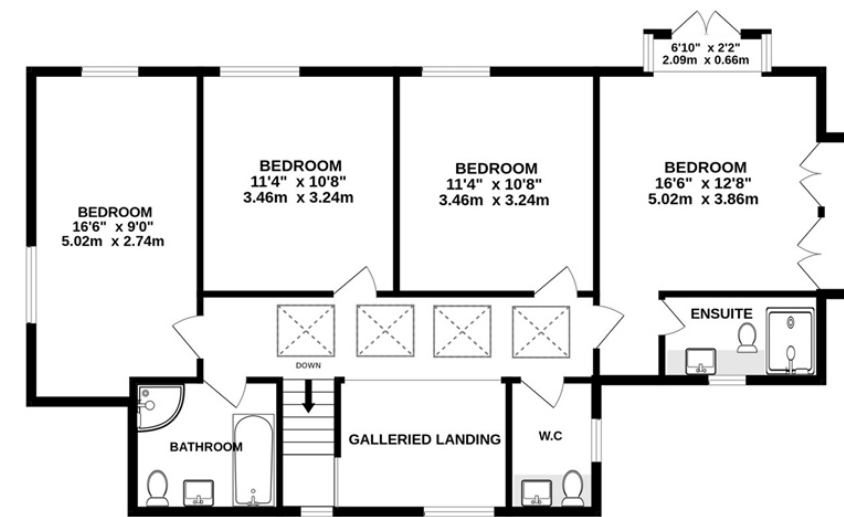
There are a number of well-regarded schools in the surrounding villages and nearby towns. Primary options include Tilston CofE Primary School and Shocklach Oviatt CofE Primary School, while secondary education is available at Bishop Heber High School, a highly regarded choice popular with local families.

Floorplan

GROUND FLOOR
1288 sq.ft. (120 sq.m.) approx.



GARDEN OFFICE
1068 sq.ft. (99 sq.m.) approx.



TOTAL FLOOR AREA: 2357 sq.ft. (219 sq.m.) approx.

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

Key features

- Architect-designed contemporary country home set in a peaceful rural position in the leafy village of Threapwood
- Sustainable and energy-efficient living with air source heat pump, solar panels and underfloor heating throughout both floors
- Light-filled double height entrance hall with gallery landing creating an impressive sense of space and openness
- Spacious open-plan kitchen-dining-family room with Rangemaster cooker and seamless access to the gardens and patio
- Multiple reception spaces including cosy lounge with log-burning stove and a bright conservatory overlooking the garden
- Excellent indoor-outdoor flow with French doors opening from the lounge, kitchen and conservatory onto the large patio
- Four well-proportioned bedrooms including a master suite with Juliet balcony, fitted wardrobes and en suite shower room
- Stylish family bathroom with freestanding bath beneath a large Velux window alongside separate shower facilities
- Extensive wraparound gardens featuring wildlife pond, productive kitchen garden, greenhouse and orchard-style field with fruit trees
- Rural yet well-connected location close to Malpas, highly regarded schools, countryside walks and convenient links to Chester and beyond

See Matt's
Video
Tour



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Crooked Willow

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