



Top Mill Cottage

B R A D L E Y



Serene setting

*Waterfall, woodland and wide greenbelt views...
what could be more blissful than life at Top Mill Cottage?*

Set above its own woodland and waterfall, Top Mill Cottage, once the most elevated of three working mills, was rebuilt in 2015 as an efficient timber-framed home, balancing original character with modern comfort, all within the embrace of a landscape made for den-building, discoveries and summertime adventures outdoors.

Perfectly private and not at all overlooked, beautiful greenbelt land envelops Top Mill Cottage on all sides. Resting well below, the waterfall flows safely beneath the level of the home, with woodland and stream creating a soothing soundtrack of water and birdsong.



Enchanting arrival

The purpose-built driveway leads off the rustic country lane to bring Top Mill Cottage into view; a collaboration of timber-frame, cedar-cladding and brickwork, combined with an oak carport all built brand new in 2015. Power has also been run to the foot of the driveway, should electric gates ever be desired. Well insulated and warmed by underfloor heating, courtesy of an air source heat pump and solar panels, Top Mill Cottage sits naturally within its landscape, heritage in its appearance yet contemporary in performance.

“The floor-to-ceiling windows really open the rooms up, while the beams help it to feel in keeping with the area.”

With parking plentifully available, step indoors, onto the large format Italian tiles of the bright and open entrance hall. Shafts of light stream down from the double height ceiling and gallery landing above, where the beams trace up to the ceiling by aesthetic design rather than architectural necessity.





Light-filled living

Freshen up in the cloakroom directly ahead before following the light through to the left, where the lounge opens effortlessly up from the hall. A corner window draws light from the front, whilst to the rear, a wall of sliding glass and another picture window to the side, complete with tilt-and-turn functionality that allows the top to open gently or the whole panel to swing wide like a door, offers seamless connection to the garden in summer, while a log-burning stove in a grandly sized fireplace fills the room with winter warmth on crisp nights.

“In the summer, it’s just beautiful, everything opens up. Even the floor-to-ceiling windows in the lounge open fully like doors.”

Back in the entrance hall, neatly concealed beneath the stairs, storage sits alongside an organised hub for the home’s integrated systems, including Sky, Cat5 internet wiring, underfloor heating (which runs throughout) and the Rako lighting controls. The lighting extends across the ground floor and into the garden, allowing moods to be set at the touch of a button, from fully illuminated to softly lit dining scenes, all controllable from a smartphone.





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Family living

Slide open the pocket door from the entrance hall to the kitchen to maintain an open, free-flowing connection with the rest of the home, or close it to create a more contained and private space when needed; a flexibility mirrored between both the kitchen and lounge creating an ever evolving central hub, ideal as a play space for toddlers, a gaming area or a seating area. Finished in chalkboard paint, the pocket doors also serve as a useful surface for to-do lists, spelling practice or spontaneous drawings.

“The deck actually extends out over the bank into the woodland, people often say when they’re sitting out there it feels a bit like Center Parcs!”

Beyond, a wall of glass immerses the kitchen into its setting, opening to an elevated decking overlooking the waterfall, stream and woodland below. A space that comes into its own when entertaining, dine al fresco, in the essence of nature.



Feast your eyes

Open and bright, with the woodland views within tantalising reach, the kitchen, dining and family room forms the natural heart of the home, hosting an American-style fridge freezer, a combi oven to one side, and a microwave oven with plate warmer beneath, alongside a slimline wine fridge and integrated dishwasher. Durable granite worktops provide plenty of preparation space, replete with plumbing for an instant boiling water tap.

Flowing naturally through to a spacious utility room, additional storage awaits alongside plumbing for a separate washing machine and dryer. Tucked off the utility room, a door leads into the pantry, intentionally left without underfloor heating in order to maintain a naturally cool environment and fitted with substantial original slate shelving, each slab around 1.5 inches thick and salvaged from the former cottage, for a pleasing cohesion between old and new.





Rest and refresh

Returning to the entrance hall, stairs lead up to the gallery landing, where a remote controlled, rain-sensor Velux draws light down. Refresh and revive in the main family bathroom on the right, where a bath with shower over features alongside twin wash basins and a wall-mounted WC.

Listen for the soft hooting of owls in the woodland in the neighbouring double bedroom, with leafy views and a comforting ambience.

“You often hear the baby owls at night.”





Sanctuary awaits

Next door, sunlight streaks through the lowered window in the master bedroom, the only room to overlook the waterfall, lending it an exclusive feel. With woodland views, open the window to invite the birdsong in. Wake up and enjoy a morning cup of tea in bed whilst soaking up the views.

The walk-through wardrobe offers plenty of built-in storage, leading to a large en suite with spacious walk-in shower.





TOP MILL COTTAGE | BRADLEY

Along the landing, a corner of windows frames endless views out over fields and countryside in the largest of the guest bedrooms. Currently serving as both bedroom and playroom, the views are idyllic. Next door, overlooking the landscaped garden to the front, the fourth bedroom captures the sunrise, cosily carpeted and spacious.





Waterfall and woodland *wonderland*

Stretching out over just under an acre, with at least half devoted to woodland and the spring-fed stream that threads its way through the land, outdoors at Top Mill Cottage is every child's dreamland. From the deck and patio, views stretch down over the waterfall, a stunning reminder of Top Mill Cottage's former life as a working mill, where part of the original wheel remains visible within the stonework while millstones discovered in the garden remain as iconic heritage features.

A place for grown-ups and children to enjoy and adventure, the garden serves all ages, with a sunken trampoline nestled within the lawn, while a herb garden grows just beyond the kitchen alongside a large log store situated outside the lounge. Country-style planting, including foxgloves, lines the borders, and at the foot of the waterfall a fire pit area opens into the woodland beyond, a natural playground where children build dens, paddle in the stream and occasionally unearth Victorian glass bottles from the past.

To the front, the lawn currently doubles as a football pitch, while the land stretches down towards the lane planted with fruit trees and soft fruit, home to a glut of raspberries in summer and heavy with damsons, apples, pears and blackberries in autumn, offering something to harvest throughout the seasons.

A large 6m x 6m shed provides substantial storage within the wooded area, alongside a separate plant room housing the air source heat pump and associated systems. Planning consent is already in place for a garden office positioned to overlook the waterfall.

As dusk falls, outdoor lighting illuminates the trees, casting a soft glow across the woodland and enhancing the enchantment and sense of seclusion.



Out and about

Tucked along Watery Lane, a quiet single-track road named for the natural springs that rise and run through it, the stage for magic is set long before arriving at Top Mill Cottage. Clear streams feed ponds and trickle through the verges, with horses clip-clopping past the gate, and neighbouring fields dotted with grazing cattle, while llamas further along the lane add to the country calm.

Footpaths lead directly from the rear gate, ideal for dog walks, connecting to Hob Hey Wood and on towards the River Weaver. Rural, but not remote, despite Top Mill Cottage’s tranquil setting, Frodsham town centre is just a 15-minute walk away, offering pubs, independent restaurants, boutiques and a weekly market, alongside a popular monthly artisan market.

Well placed for families, the home falls within the catchment for Frodsham Manor House Primary School and is also close to several highly regarded schools, all easily walkable. Lady Heyes is under a mile away with its coffee shops, antique stores and family-friendly facilities including a soft play centre, while Delamere Forest lies just a couple of miles from the door.

For commuters, the M56 and M53 are within easy reach, providing swift access to Chester, Liverpool, Manchester and North Wales, while rail links from Frodsham Station serve Liverpool, Chester and Manchester.

A dream home blending privacy, heritage and the beauty of the outdoors, Top Mill Cottage brings the peace of country living within easy reach, while remaining connected to the wider world. Perfect for families, empty nesters and those who relish a life lived in tune with nature, Top Mill Cottage is a Famous Five adventure waiting to unfold.



Groceries?

For everyday essentials, we usually head into Frodsham which is just a short distance away and has a great selection of supermarkets and independent shops. It’s close enough to either walk or drive, making it really convenient for quick trips.



A walk?

There’s a public footpath right at the end of the garden which leads straight out into the surrounding countryside. The lane itself is very picturesque, often with llamas and horses nearby. Hob Hey Wood is less than a mile away and offers a beautiful woodland walk that stretches down to the River Weaver. From there you can continue on towards Frodsham Hill and the Frodsham Caves.



A bite to eat?

Frodsham has a fantastic range of restaurants, cafés and takeaways, so there’s always plenty of choice for a relaxed meal out. There are also several welcoming pubs and eateries in the surrounding villages.



A pub?

The Ring O’ Bells is a popular local pub and is around a 15-minute walk away, making it ideal for a relaxed drink or a casual meal with friends and family.



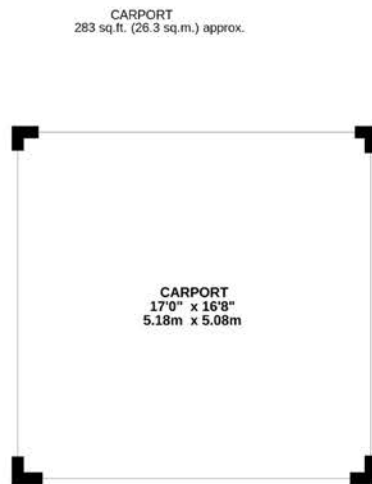
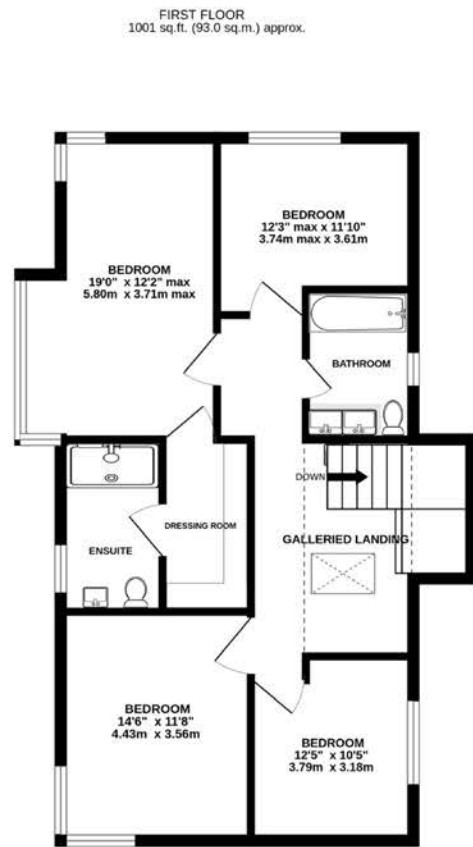
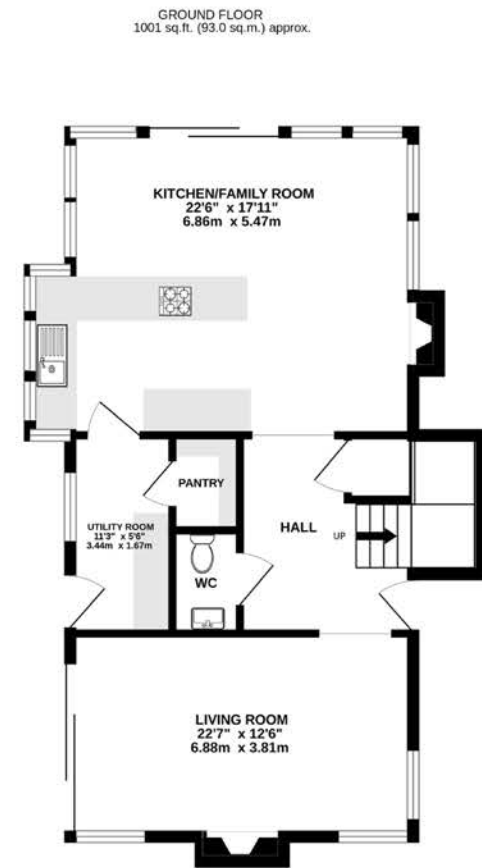
A day out with the family?

There are lots of great days out nearby, including Chester Zoo, Castle Park and Beeston Castle. The historic city of Chester and the vibrant city of Liverpool are also within easy reach for shopping, culture and entertainment.



Schools?

The property falls within the catchment area for Manor Primary School and Helsby High School. Frodsham Manor Primary School is also very close by and is the nearest school by distance.



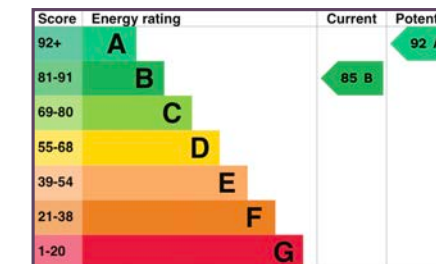
TOTAL FLOOR AREA: 2285 sq.ft. (212 sq.m.) approx.

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 timber-framed home rebuilt in 2015, blending character with modern efficiency
- Exceptional greenbelt setting overlooking private woodland, stream and picturesque waterfall
- Just under one acre of grounds including woodland, lawn and spring-fed stream
- Stunning open-plan kitchen, dining and living space with full-height glazing and woodland views
- Four spacious bedrooms including a tranquil master suite with walk-through wardrobe and en suite
- Energy-efficient home with air source heat pump, solar panels and underfloor heating throughout
- Integrated smart home features including Rako lighting, Cat5 wiring and automated roof lights
- Landscaped garden with fire pit, sunken trampoline, fruit trees and direct woodland access
- Secluded rural position on Watery Lane, yet only a 15-minute walk to Frodsham town centre

See Ian's
Video
Tour



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