

A large, stylized, light blue 'RH' logo is positioned in the background, centered behind the main text. The letters are bold and serifed, with the 'R' and 'H' overlapping slightly.

RH

RYECROFT HOUSE

THREAPWOOD

Rural *retreat*

Experience the comfort, calm and convenience of country living at Ryecroft House, a warm, light-filled home offering best-of-both-worlds balance, close to the traditional Cheshire market town of Malpas and within easy reach of both Chester and Wrexham.





RYECROFT HOUSE

Enveloped in countryside, pull through the secure gated entrance and escape from the world at Ryecroft House. A lengthy, block paved driveway provides a sense of separation, whilst offering abundant parking, alongside a double garage and stable block – ideal for equestrian use with a paddock also featuring to the rear.

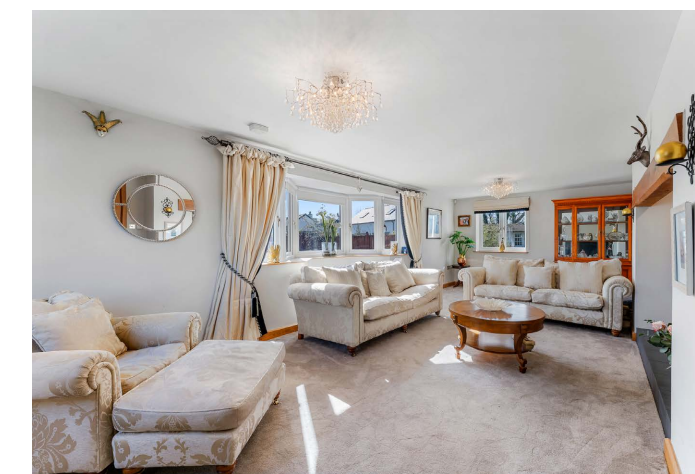
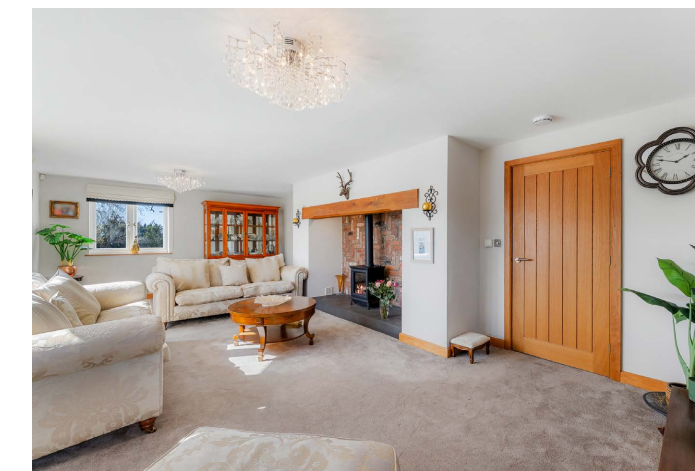
Built 13 years ago by the current owners, Ryecroft House was focused from the outset around family life; a home designed for openness, light and ease of movement. Broad, flowing rooms connect through wide expanses of glass, enabling each space to feel both distinct and unified, opening to draw family members together for the humble events of daily life. The private garden, serving as the perfect setting for summer parties, barbecues and celebrations, epitomises the realised vision of Ryecroft House: a happy home.

A warm welcome

From beneath the shelter of the oak porch, ornate oak double doors, each inset with a half-moon window, open into a welcoming entrance hall where gleaming porcelain tiles stretch out underfoot. Warmth emanates throughout, with underfloor heating featured across both levels. Light and bright, neutral, elegant décor sets the scene for a home as stylish as it is inviting.



Stretch out and relax in comfort in the light-filled lounge to the left. Carpeted underfoot in grey, balanced by the shimmering cream upholstery in the curtains and sofas, windows to three sides draw the outdoors in, while a grandly sized inglenook fireplace with feature herringbone tiling houses a log burner, for cosy evenings entertaining family and friends.





Returning to the entrance hall, directly opposite the foot of the stairs, an oak door opens to reveal the snug, where a wall-mounted gas fire issues toasty warmth, with soft silver-grey carpet underfoot. A cosy, sunny space for unwinding, glass and oak bifolding doors draw back to reveal a conservatory, drenched in light with a full glass ceiling and windows to three sides alongside French doors opening out to the patio.



Light-filled spaces



“We have had some really great times in here, lots of parties. At Christmas time, we open the glass doors into the dining room, and it becomes a really huge space. You can be dancing in the conservatory with food laid out in the kitchen.”



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Exemplifying the perfect party flow, the conservatory also leads into the dining room – itself opening via bifolding doors into the kitchen, connecting the conservatory, snug, dining room and culinary hub; ideal for entertaining and every day family functionality.



Culinary hub

Storage is prolific in the family kitchen, with cupboards to the sides and also within the large central island, while fitted appliances include a fridge, microwave and gas Range-style cooker. Tiled underfoot, harmonising with the grey cabinetry and worktops, dine casually at the breakfast bar of the central island or around the table, with bifolding doors opening up from the sitting area at the end inviting al fresco dining in the summer months. In winter, the gas log burner infuses further warmth to a home that remains toasty warm throughout the year.

Off the kitchen, a large walk-in pantry offers excellent storage, with space for an American-style fridge freezer. Off the rear porch, complete with a stable door opening to the garden, continue through to discover a home office and a utility room fitted with rich blue cabinetry and plumbing for a washing machine and dryer. Beyond, a well-placed shower room provides a practical place for muddy boots and paws following an afternoon on horseback or exploring the countryside trails.





Bedtime beckons

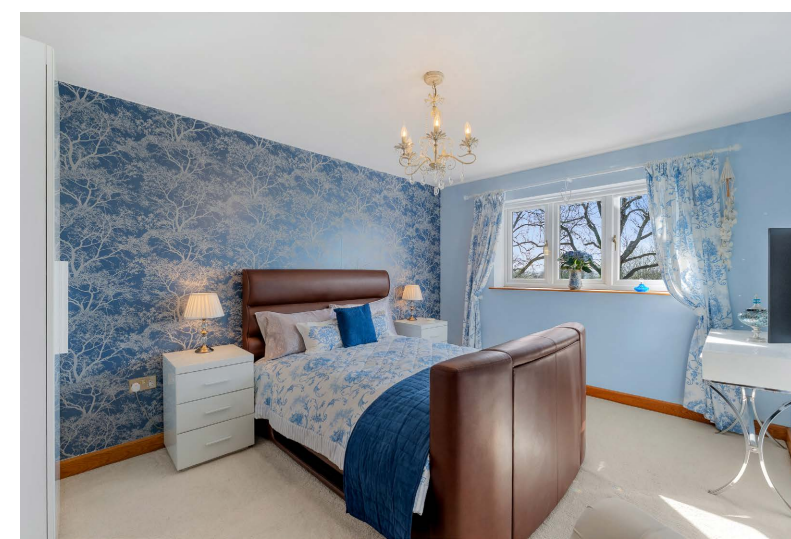
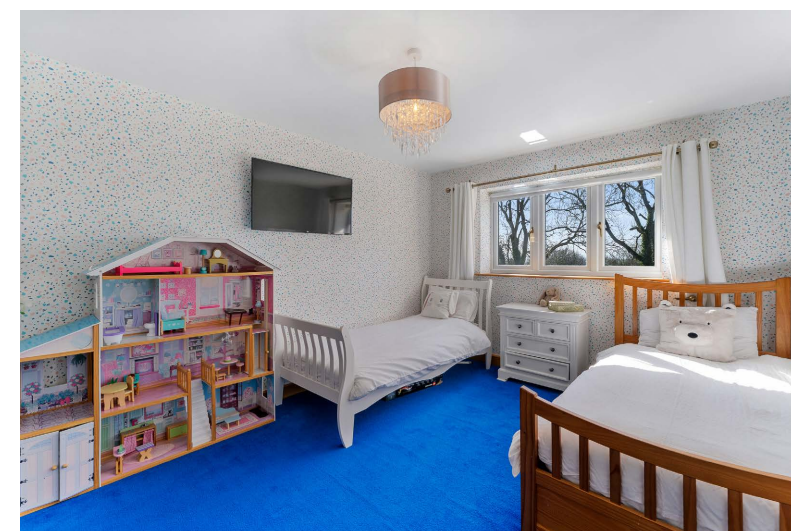
Ascend the oak and glass stairs to arrive at the large landing, where shimmering silver décor harmonises with silver-grey carpet underfoot for a modern, chic feel, as views open up across the garden and countryside to the front. A large airing cupboard on the landing houses the hot water tank, with further storage space for towels and linen.

Revive your senses in the main bathroom where softly toned stone-effect tiling features to the walls and underfoot. Soak away the aches in the free standing oval bath tub, with a contemporary wash basin and separate shower cubicle alongside a WC.

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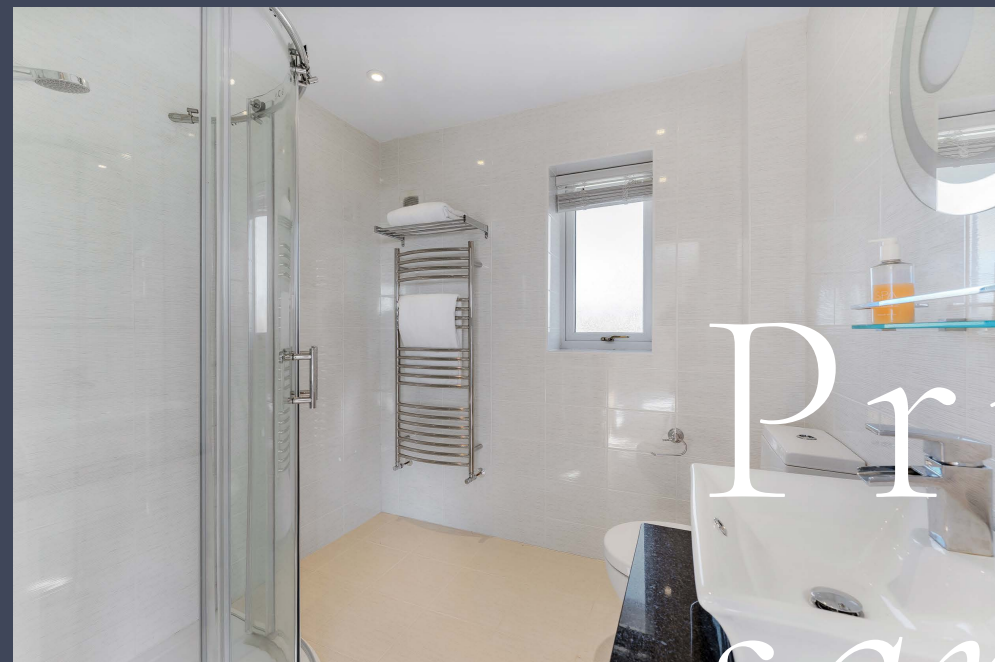
Next door, a full height bay window blurs the boundary between the guest bedroom and the outdoors, flooding the space with light while framing views out over the driveway and garden, along with a second window to the side.

To the left of this bedroom, a second spacious double, currently accommodating twin beds, would be ideal for children, guests or even for use as a home office. Bountiful bedrooms are a defining feature at Ryecroft House, with a third impressively sized double bedroom next door, awash with light.





Privately positioned to the end of the landing, the master bedroom serves as a serene sanctuary. Light spills across the soft grey carpeted floor through the full height bay window, creating a calming, soothing ambience. With space for a chair or dressing table in the window, admire the glorious views out over the garden, paddock and countryside. Freshen up in the privacy of the shower room en suite, while a walk-in wardrobe offers storage for clothing, creating a self-contained suite.



Private sanctuary



Summer days in the garden

Outside, soak up the warmth of the south-facing garden that envelops the home, drawing the sun from morning through to late afternoon. A gated walkway leads from the front, between the house and double garage, opening out to a large rear lawn, edged in maturely planted borders and where beyond, a paddock stretches out to the rear.



Follow the path beneath the verandah, where a sheltered patio creates the perfect place to step out from the heat of the midday sun and admire the garden. Stretching out across the rear of the home, there is ample space to dine, relax and unwind on the patio, all the while serenaded by the sound of birdsong.





Once open field, the garden has been landscaped by the current owners, with borders brimming with seasonal planting, a tapestry of trees and established shrubs bringing colour to every corner. Beneath the pergola, a fire pit takes the chill off autumn evenings beneath starlit skies, with electricity for the installation of a hot tub if desired. Wander towards the summer house, a peaceful retreat or a place to sit with a drink as the light begins to dip. A stable block, currently used for storage, is a great addition for those looking to keep ponies.

"It can be a fun house or a quiet retreat. The garden is great for nature, you never know what you're going to see!"



Out & about

Embrace the ease of countryside living at Ryecroft House in Threapwood, in the heart of the Cheshire countryside. Step straight from the door and out onto a network of footpaths that weave through the surrounding landscape, ideal for walking, running or cycling, with plenty of equestrian options for hacks nearby.

Just a short drive away, the village of Malpas offers a mix of independent shops, cafés and popular pubs, including The Lion, situated at the heart of the market town and the perfect place for a bite to eat. Families are well placed for schooling, with the highly regarded Bishop Heber High School in Malpas, along with a well-loved village primary school in Shocklach.

Shocklach may be a small village, but its community feel is pronounced, with much anticipation ahead of the reopening of its local pub, while Tallarn Green offers a village hall, church and a calendar of local events and activities.

For a wider choice of amenities, both Whitchurch (around 8 miles away) and the city of Chester are within easy reach, alongside nearby Wrexham, offering a broad mix of shopping, dining, rail connections and cultural attractions - also gaining attention through its high-profile, Hollywood-backed football club, Wrexham AFC.

Balancing connectivity with calm, Ryecroft House is nestled within a rural setting that preserves a sense of peace and seclusion. It offers privacy and tranquillity, while remaining conveniently connected and never feeling isolated. A cosy retreat and an entertaining haven, from firework-lit autumn nights to New Year celebrations and full family Christmases, this is a home that has played host to every occasion without ever feeling stretched. Light and bright, in more ways than one, Ryecroft House is, above all else, a home to make memories in, and a home that is ready to accommodate all that life and extended family living brings with it.

Ask the owners

Where do you go when you need...



GROCERIES?

For everyday essentials, Malpas offers a good selection of convenience stores, independent shops and local amenities. It's ideal for both quick trips and regular shopping.



A WALK?

One of the highlights of this home is the access to countryside walks right from the doorstep. There are numerous local footpaths in and around Threapwood, allowing you to walk out in any direction and enjoy the surrounding rural landscape, open fields and peaceful lanes.



A BITE TO EAT?

There are some excellent dining options nearby, including The Grosvenor Arms, which is a popular choice for quality food in a lovely setting. In Malpas, you'll also find a selection of pubs and eateries offering relaxed dining options.



YOUR LOCAL PUB?

For a traditional pub setting, Malpas offers a number of well-regarded options, including The Lion at Malpas and The Old Fire Station, both popular locally for food and drinks.



A DAY OUT WITH THE FAMILY?

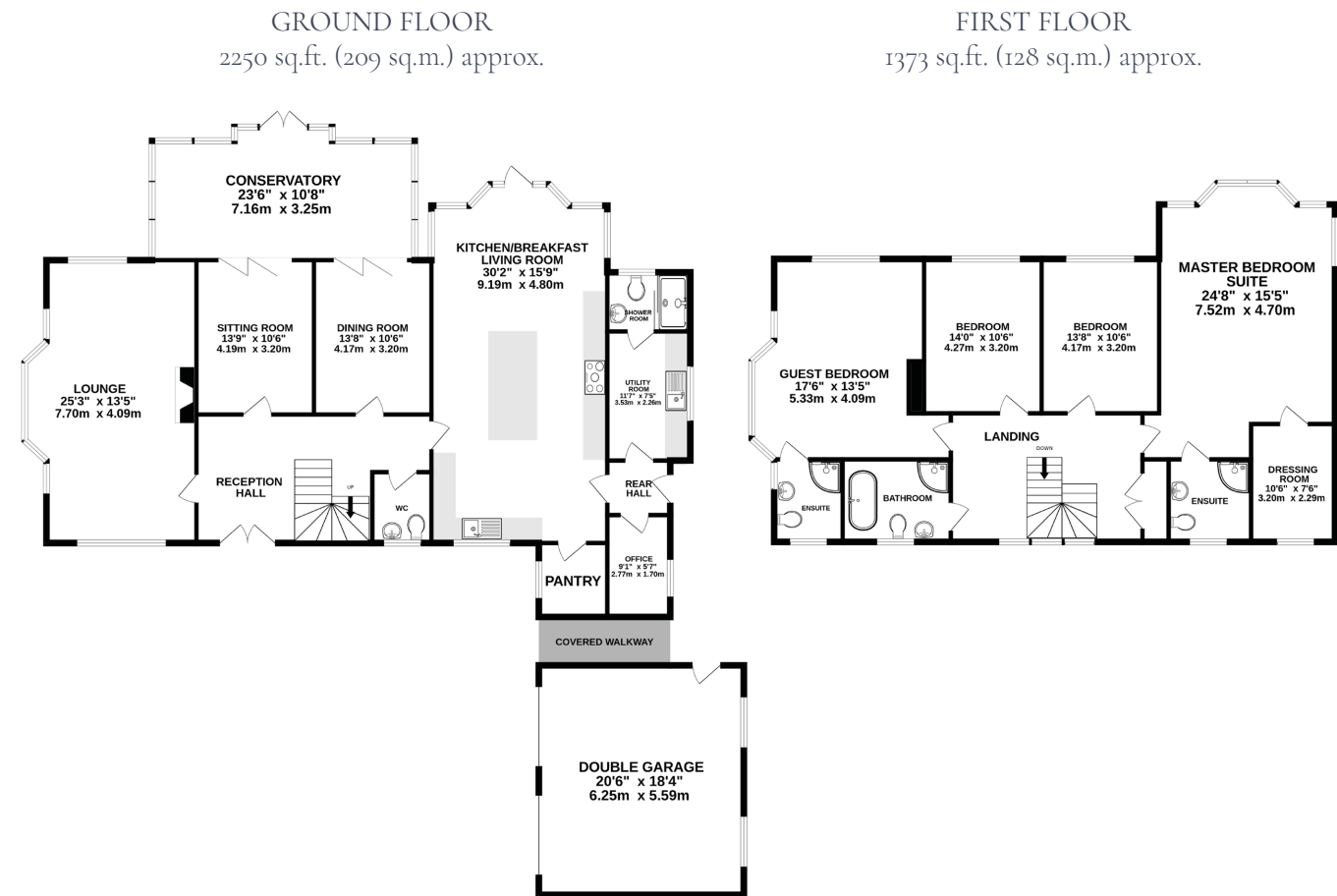
There are plenty of great days out within easy reach. Chester offers shopping, dining and attractions, while Chester Zoo is a favourite for families. The surrounding countryside also provides opportunities for outdoor activities, and nearby market towns such as Whitchurch are perfect for a relaxed day out.



SCHOOLS?

There are several village schools nearby, including Tilston CofE Primary School and Shocklach Oviatt CofE Primary School, both offering a strong community feel and serving the surrounding rural area. For secondary education, Bishop Heber High School is a highly regarded option and very popular with local families.

Floorplan



TOTAL FLOOR AREA: 3623 sq.ft. (336 sq.m.) approx.
EXCLUDING DOUBLE GARAGE: 3244 sq.ft. (301 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

- Modern country home built approximately 13 years ago, designed with a focus on light, openness and family living
- Set within a private, gated plot in the Cheshire countryside with a long block-paved driveway and generous parking
- Substantial double garage and stable block, complemented by a rear paddock offering equestrian potential
- Welcoming entrance hall with oak double doors, porcelain tiled flooring and underfloor heating throughout
- Spacious lounge with windows to three sides, inglenook fireplace and log burner creating a warm and inviting focal point
- Flexible reception layout including a snug, conservatory, dining room and kitchen, all interconnected for seamless living and entertaining
- Contemporary kitchen with central island, breakfast bar, integrated appliances, extensive storage and adjoining walk-in pantry
- Practical ground-floor spaces including a home office, utility room, shower room and cloakroom, supporting everyday rural living
- Four bedrooms including a master suite with en suite shower room, walk-in wardrobe and far-reaching countryside views
- Peaceful countryside setting in Threapwood, close to Malpas with its range of shops, cafés, pubs and well-regarded schooling
- Convenient access to Chester, Wrexham and surrounding villages including Shocklach and Tallarn Green, providing a good balance of rural living with amenities and commuter connections

See Matt's
Video
Tour

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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