



Mill House
Cuddington | Malpas | Cheshire | SY14 7BQ

MILL HOUSE

Tucked away down a sweeping tree-lined driveway, Mill House makes a striking first impression. Built in red Cheshire brick with an oak-framed porch, and perfectly balanced by a conservatory and orangery, this home blends symmetry and comfort beautifully.



Accommodation summary

Ground Floor

Entering through a charming oak-framed porch, you step into a welcoming hallway that sets the tone for this elegant home. The living room's centerpiece is a striking log-burning fireplace with a natural oak mantle, creating a warm and inviting focal point. Adjacent lies the impressive dining room, featuring an orangery roof that floods the space with natural light and offers stunning views over the grounds.

From the family sitting room, there is convenient access to a study, ideal for quiet work or relaxation, with direct access to the outside patio—perfect for seamless indoor-outdoor living. A thoughtfully positioned cloakroom with a downstairs WC and useful under-stairs storage completes the ground-floor accommodation.

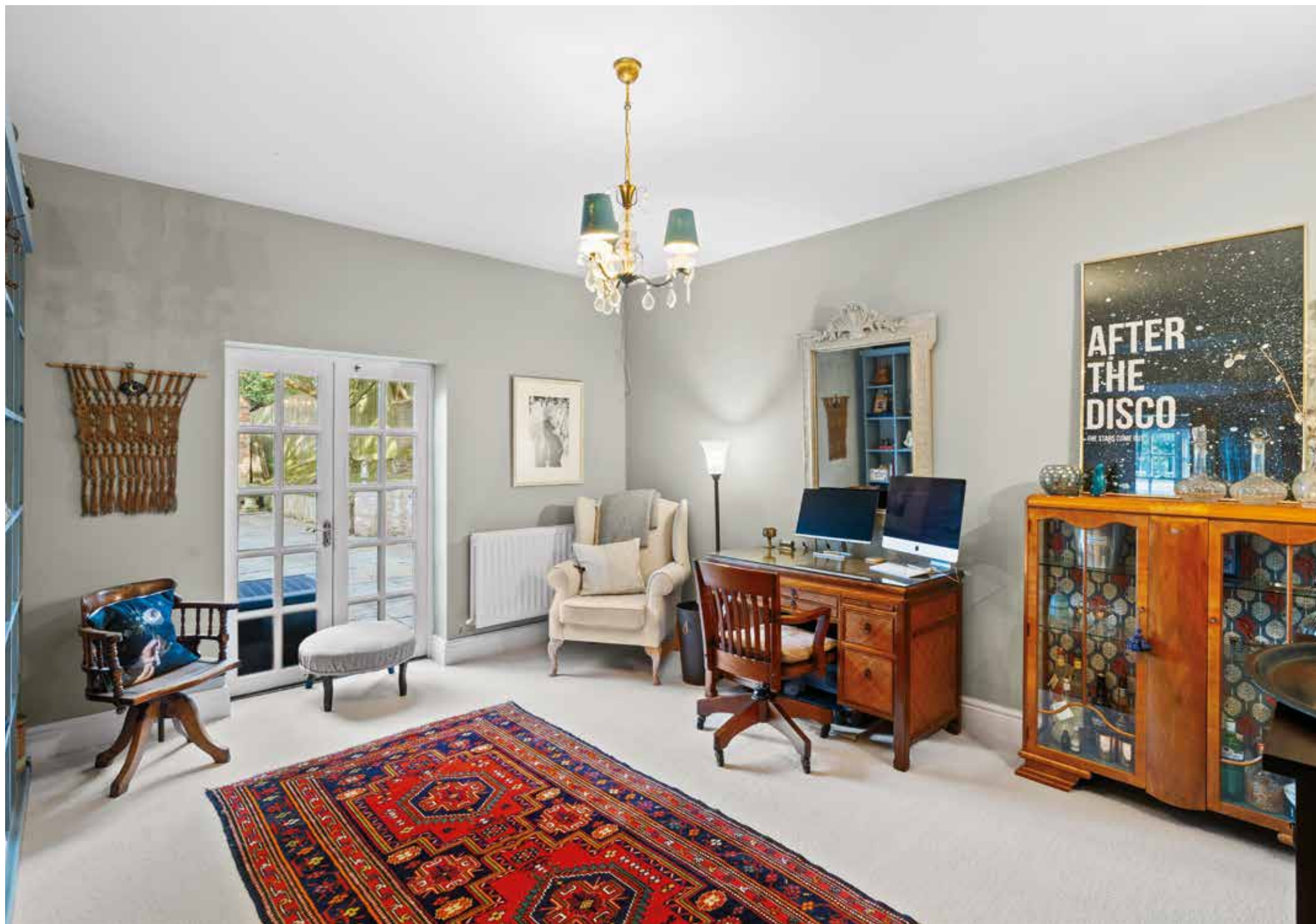
Returning to the entrance hallway, you are led to the stunning open-plan bespoke kitchen, expertly crafted with traditional units and a central granite-topped island. This space flows effortlessly into the conservatory family room, where natural light fills every corner, creating a bright and welcoming environment ideal for casual family dining or peaceful mornings with coffee. A separate utility room provides practical convenience with a stable door to the outside, while a newly fitted external boiler is discreetly located just beyond.

Every corner of Mill House is meticulously styled to balance luxurious design with a warm, comfortable, and lived-in feel.









Seller Insight

“ We've had the absolute privilege of calling this home for the past 24 years, and from the moment we first stepped through the door, we knew it was the place where our family would grow and thrive. The location was ideal for us, close to the wonderful schools in Malpas that our children attended, with easy access to Whitchurch, Chester, and Shrewsbury. But more than that, it was the feeling of space, both inside and out, that captured our hearts. It felt right from the beginning.

What we've loved most is the peace and privacy. It's a home that offers security and comfort, everything we needed while raising a family. We've hosted countless birthday parties here, often with marquees in the garden, bouncy castles, big barbecues in the pagoda, all wonderful, joy-filled days with loved ones. The house has embraced every season of our life, and every season of the year, especially Christmas, when it truly sparkles.

Over time, we've made the space our own. We added an orangery, which quickly became the hub for family meals, get-togethers and special celebrations. The conservatory off the kitchen has transformed that space into a lovely open-plan living and dining area, perfect for everyday life and entertaining. Outside, there are so many spots to relax, dine, or simply enjoy the garden, not to mention plenty of space for football matches and children playing.

We've always felt fortunate to live in such a quiet, friendly area. The neighbours are kind and respectful, and the sense of community is there when you need it, without ever feeling intrusive. We enjoy the little things nearby too, yoga classes in Tilston, spa days and swims at Carden Park, weekend visits to the countryside pubs, and trips to Tarporley for a wander through the independent shops.

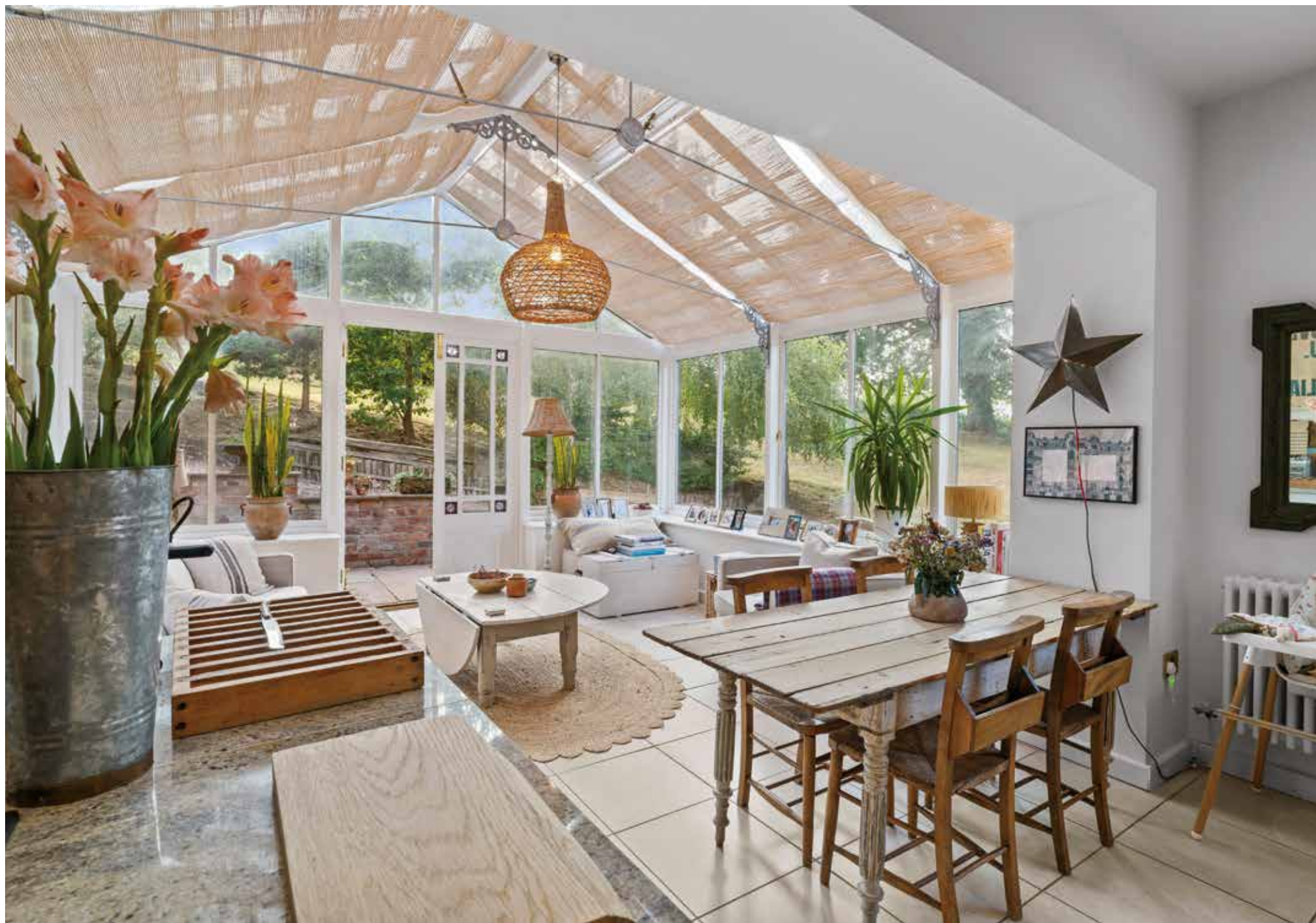
This has been a true family home, filled with love, laughter, and a lifetime of memories. Some of our children were born here, grew up here, and have now gone on to start their own chapters elsewhere. That's really the only reason we feel ready to move on, the house has done everything we hoped it would and more.

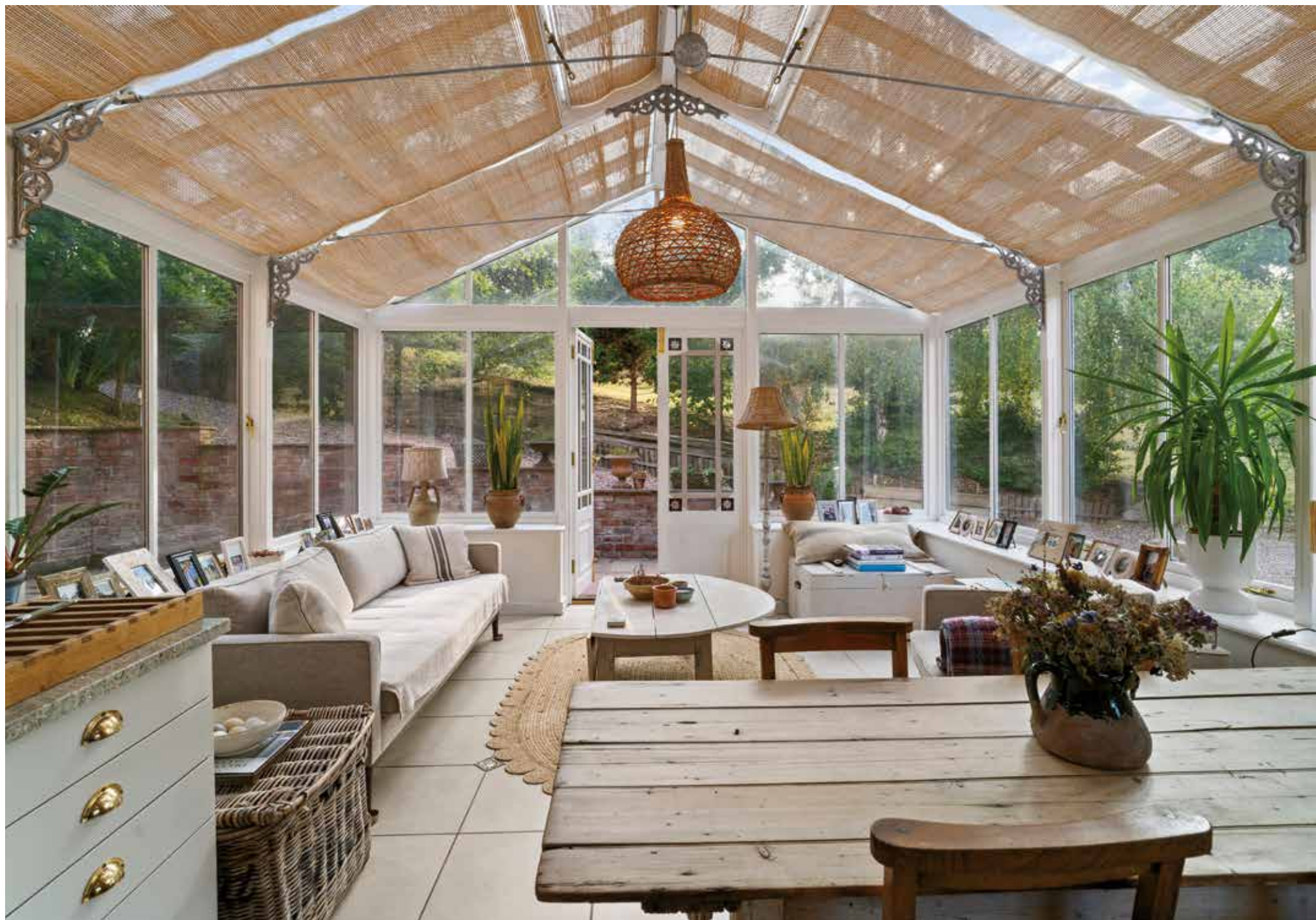
To the next owners, our advice is simple: spend as much time here as you can, both indoors and out. This home shines in summer and comes alive at Christmas. It has been the setting for the best years of our lives, and we hope it brings you just as much happiness as it's brought us.*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.









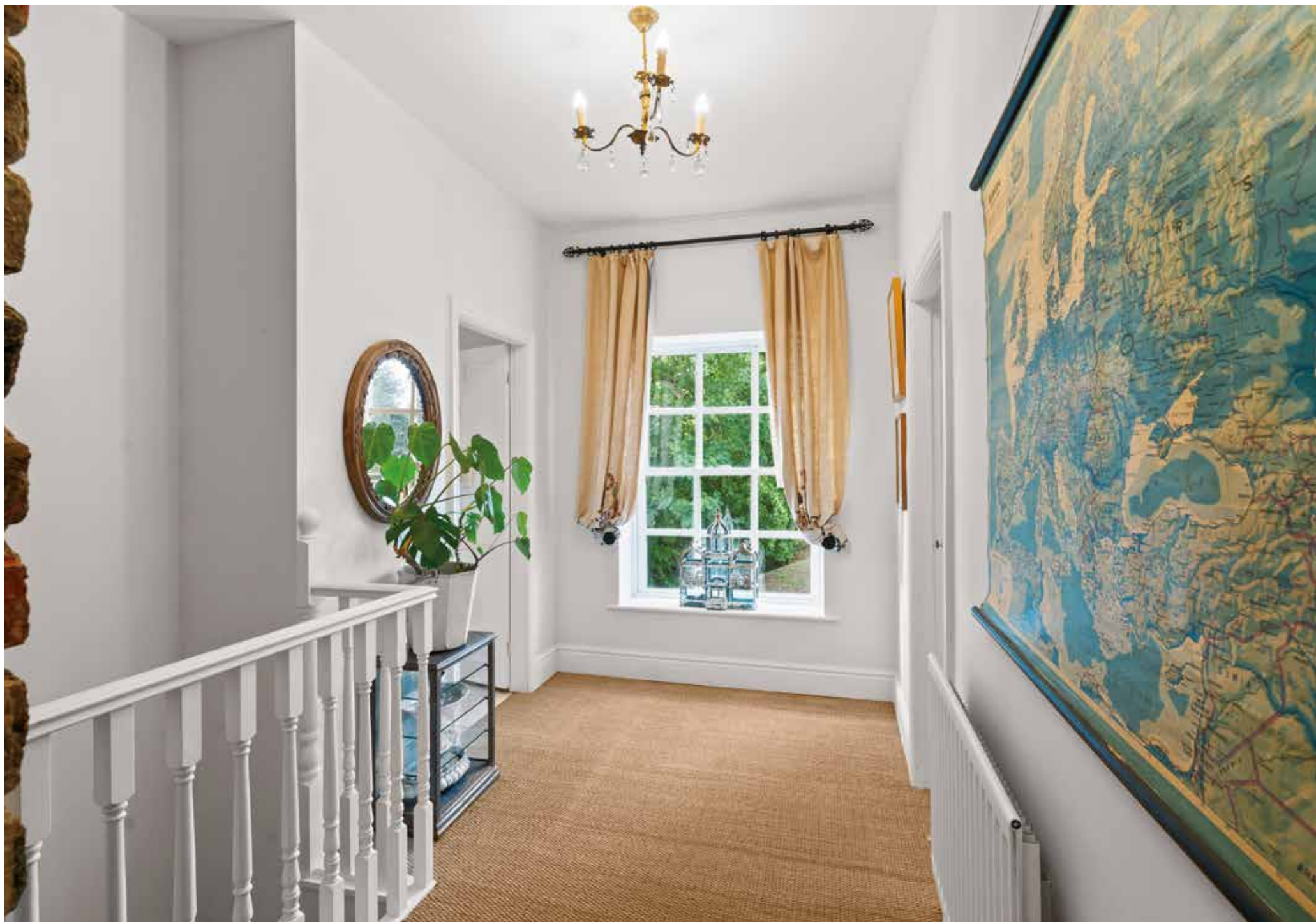
First Floor

Ascending to the first floor, an expansive landing is illuminated by a full-length window that frames stunning views of the magnificent tree-lined driveway welcoming you to the property. From here, four generously proportioned bedrooms are accessed.

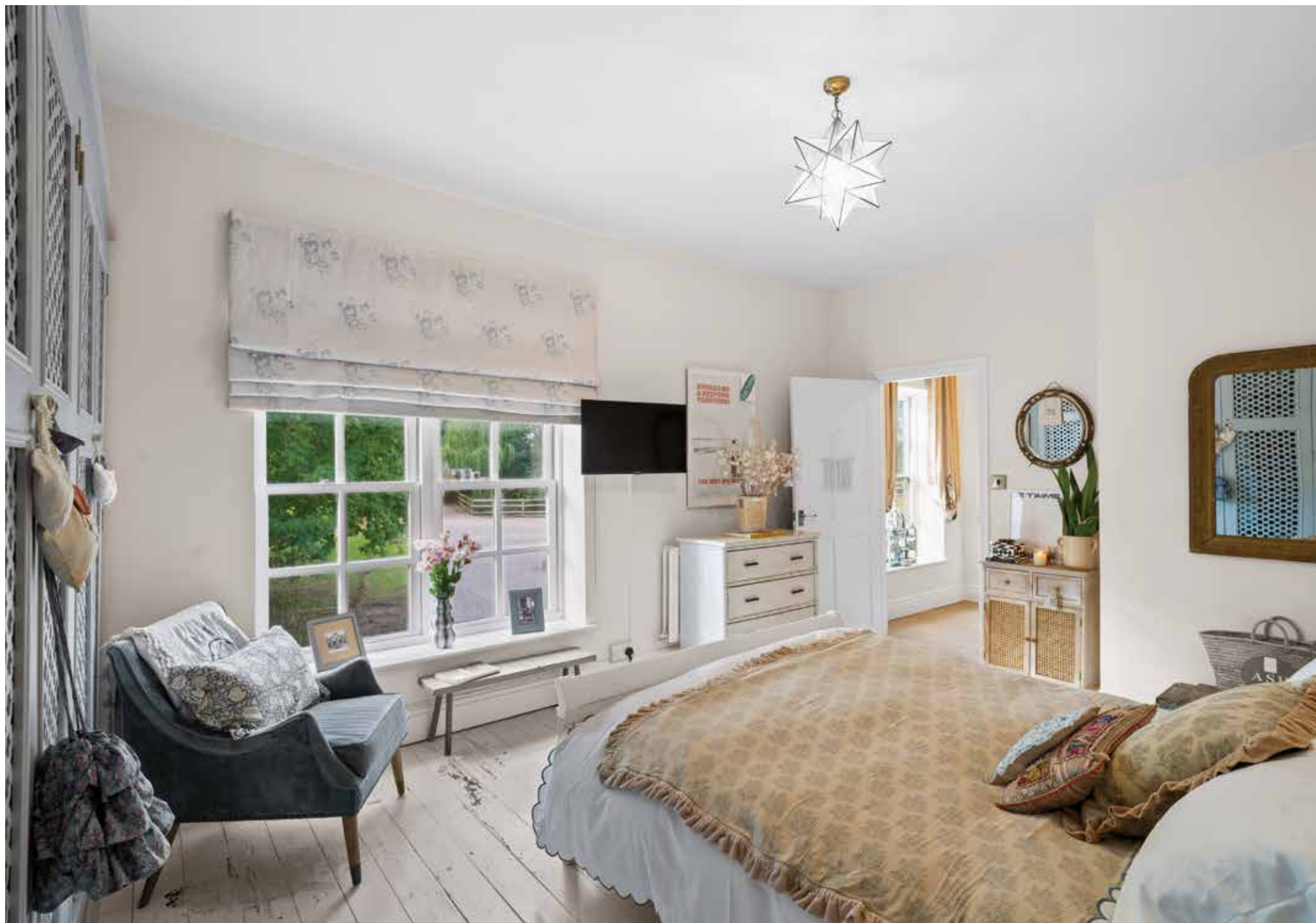
The principal suite is particularly spacious, boasting an elegant en-suite bathroom with refined fittings and a tranquil atmosphere. Three further large double bedrooms are filled with natural light and enhanced by charming features such as stained glass windows and painted wood floors, adding character and warmth throughout.

Completing the floor is a beautifully appointed family bathroom, featuring a natural stone hand basin and a bath with an overhead shower, blending style and practicality seamlessly.













Outside

Approached via a magnificent tree-lined driveway, Mill House offers ample off-street parking alongside a detached double garage. Set within approximately three acres, the grounds feature extensive gardens, a tranquil stream, a spacious garden room ideal for entertaining, multiple garden sheds, and a picturesque summer house. The property's elegant facade is perfectly balanced, framed beautifully by an orangery and conservatory at either end, creating a stunning visual harmony.

Location

Mill House is situated in the tranquil hamlet of Cuddington, just a short drive from the picturesque and thriving South Cheshire village of Malpas. This charming area offers an ideal blend of rural serenity and modern convenience, with independent shops, traditional pubs, and the well-regarded Bishop Heber secondary school all close by.

Approximately 15 miles away, Chester provides vibrant city life, premium shopping, and excellent rail links to London and Manchester. The region is also renowned for its outstanding independent schools, including King's, Queen's, Moreton Hall, and Packwood Haugh, all easily accessible for families.

For outdoor enthusiasts, the nearby Bickerton Hills offer scenic walking trails, while the luxurious Carden Park spa is just a short drive away. Whether you desire a peaceful countryside retreat, an active family lifestyle, or effortless access to urban amenities, Mill House offers the perfect balance.



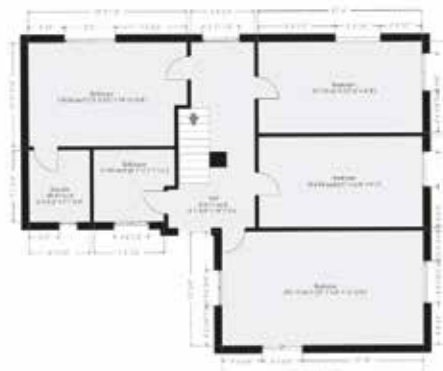




▼ Ground Floor



▼ 1st Floor



Approximate Gross Internal Area
 Main House - 2649.18 Sq Ft/246.12 Sqm
 Garage - 353.79 Sq Ft / 32.87 Sqm
 Outbuildings - 717.75 Sq Ft/66.68 Sqm
 Total 3720.72 Sq Ft /345.67 Sqm



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Whilst we carry out our due diligence on a property before it is launched to the market and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions. The responsibility for verifying aspects such as flood risk, easements, covenants and other property related details rests with the buyer. Printed







RICHARD HUGHES
PARTNER AGENT

Fine & Country
07842 371 102
email: richard.hughes@fineandcountry.com

I'm a family man with more than 20 years experience within property development, so I've personally navigated the intricacies of buying, developing, staging, and successfully selling multiple properties across Cheshire, North Yorkshire, and Wirral. My passion for properties extends beyond mere transactions; it's a lifelong journey of transforming spaces into dreams and I take immense pride in providing exceptional customer service to my clients, whether they are selling their home, sourcing their next dream home, or looking for a second home in the UK or overseas.



KELLY RHODES
PARTNER AGENT

Fine & Country
07940 027 184
email: kelly.rhodes@fineandcountry.com

As a seasoned expert and developer in the property industry, with over a decade of experience, I specialised in transforming houses into luxurious family homes in the top tier of the market. My foresight in anticipating and overcoming any potential obstacles, combined with my exceptional negotiation skills, enables me to deliver the best possible outcome in every situation.



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

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Fine & Country
Tel: +44 (0)1829 470 480
chester@fineandcountry.com
Chester Business Park, Herons Way, Chester, Cheshire CH4 9QR

