



Maple Cottage, Church Road, Tilston, Malpas

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**STRUTT
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BNP PARIBAS GROUP 

Maple Cottage

Church Road

Tilston, Malpas

Cheshire

SY14 7HB

A characterful family home with excellent renovation potential in the heart of a popular Cheshire village

Malpas 3.7 miles, Whitchurch 9.2 miles, Wrexham Station 10.9 miles (London Euston 2 hours 42 mins), Chester 13.8 miles, M53 (J12) 14 miles, Liverpool John Lennon Airport 35.8 miles

Porch | Reception hall | Sitting room
Conservatory | Study | Kitchen/breakfast room
Dining room | Utility | Cloakroom | Rear porch
Principal bedroom with en suite shower room
2 Further bedrooms | Family bathroom
Outbuilding | Garden | EPC rating E

The property

Maple Cottage is a charming detached property offering spacious and versatile accommodation with a wealth of character features, including beams, feature fireplaces and casement windows. The home, along with its detached outbuilding, provides an excellent opportunity for cosmetic renovations and modernisation.

The porch opens into an attractive reception hall with a large open feature fire and a stairway to the first floor. From here there is convenient access to the utility room, rear porch and cloakroom. The dual-aspect sitting room has a cast-iron fireplace and double doors that lead into a full-length conservatory with panoramic views of the garden. On the opposite side, the formal dining room, also with a cast-iron fireplace, connects to the lofty, part-vaulted kitchen, which offers wide glazed sliding doors opening onto the rear terrace, along with a range of cabinetry, work surfaces, and appliances.

The first-floor landing branches off onto a peaceful study with fitted cabinets, along with a family bathroom with a separate bathtub and walk-in shower. Completing the floor is a trio of generously proportioned bedrooms with peaceful elevated aspects, with the principal benefitting from an en suite shower room with dual sinks.

Outside

The property is approached via five-bar wooden gates onto a tarmac driveway offering ample parking for several vehicles. Its wrap-around plot is enclosed via a wide array of lush trimmed hedging and largely laid to divided level lawns featuring a good selection of established and well-kept shrubs and trees. Paved pathways lead around the home, to a sun terrace with a raised herbaceous border and stone steps adjacent and to the adaptable detached brick-built outbuilding with a central feature fireplace.

Location

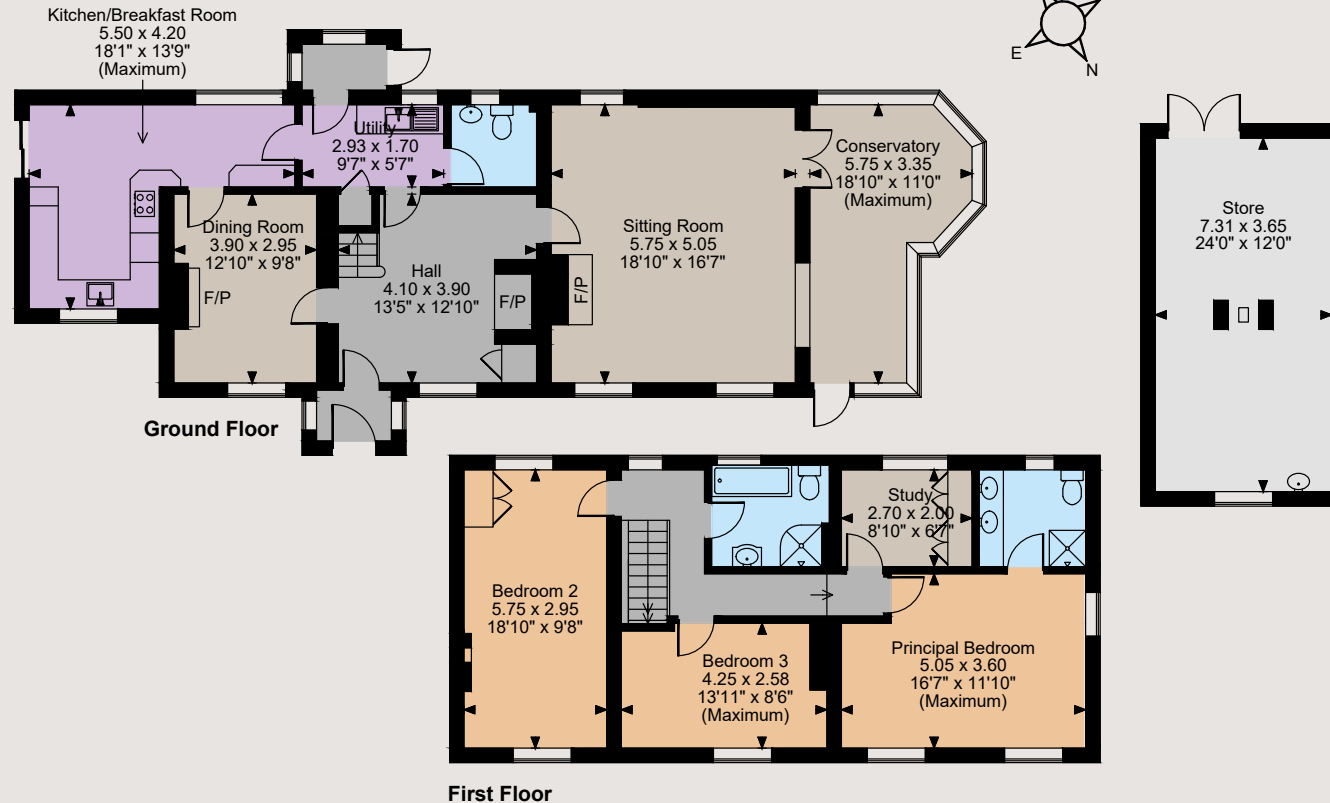
Tilston is a picturesque village with several everyday amenities including the pretty St Mary's Church, primary school and the excellent Carden Arms pub. The property is only 2 miles from the equally popular Cock O'Barton restaurant and also benefits from the nearby Carden Park Golf Resort, Hotel and Spa which offers a superb range of leisure facilities and award-winning spa. The thriving village of Malpas lies 3.5 miles to the south and offers a good range of day to day services including a particularly well regarded secondary school.

Chester, 14 miles to the north, provides a comprehensive range of commercial, retail and leisure services as well as access to the rail and motorway network. It is also home to some of the most prestigious schools in the county, including the King's School, the Queen's School and Abbeygate College, along with Ellesmere College and Shrewsbury School, a little further afield. Private coach services are provided for Kings School, Queens School and Ellesmere College from the Broxton roundabout 4 miles away.





Floorplans
 Main House internal area 1,944 sq ft (181 sq m)
 Store internal area 287 sq ft (27 sq m)
 Total internal area 2,231 sq ft (207 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

Follow SatNav towards SY14 7HB. After turning onto Church Rd, Tilston, the property will be found approx 75m on the left.

Alternatively follow What3Words navigation to [///blocks.greeting.boards](https://www.what3words.com////blocks.greeting.boards)

General

Local Authority: Cheshire West and Chester
Services: Mains water, electricity and drainage. Oil-fired central heating.
Council Tax: Band F
Fixtures and Fittings: All fixtures and fittings are excluded from the sale, but may be available by separate negotiation.
Tenure: Freehold
Guide Price: £600,000

Chester

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