



# MILL HILL HOUSE

ECCLESTON

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Emanating warmth, welcome and homely grandeur, discover a Victorian country home with a rich history, at Mill Hill House, blissfully located on the fringe of the pretty Cheshire village of Eccleston.

Balancing rurality with accessibility, Mill Hill House is peacefully tucked back from a country lane, whilst A road connections to North Wales, Manchester and Liverpool are within easy reach.

Utterly unique and heartwarmingly handsome, with its sweeping gothic gables and ornate finials, this ravishing redbrick home dates back to 1894, built by James Parker for the first Duke of Westminster. Later sold, along with a substantial acreage to Parker in 1919, Mill Hill House remained within the Parker family until 1953.





*"The house has an impressive façade, but the main appeal is the open feel inside with a natural flow from room to room and views across the fields around the house."*

## HANDSOME, HISTORIC HOME

The long gravel driveway provides an additional degree of separation from the lane, leading to a large area of parking, alongside two garages, each comfortably proportioned for modern cars.

Under the careful custodianship of its current owners, Mill Hill House has been respectfully refurbished and extended to better suit modern living. Replumbed and rewired, the heating runs on two separate zoned areas, making it more economical even when heating the main living areas throughout the whole day.

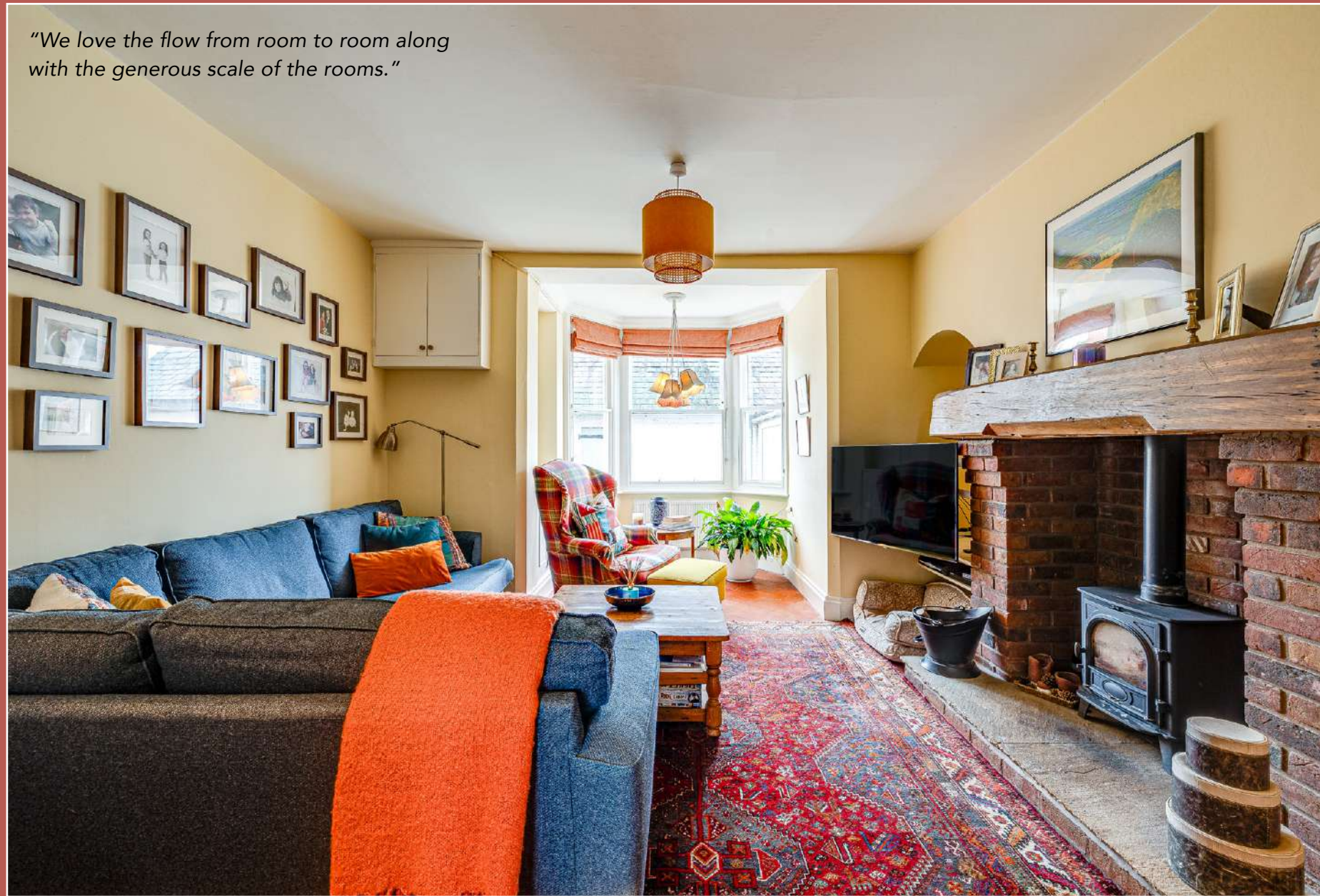
## WELCOME HOME

Evoking a sense of anticipation, the inviting arched porch provides shelter from the elements, offering a space in which to shake off the dew from your coat before making your way through into the entrance hall.

Broad, bright and with traditional Minton tiling underfoot, light flourishes in, flowing down the staircase from the large window above.

Immediately on the right, the motif of light-filled living continues in the impressive drawing room. Elegant coving traces the ceiling, with an open fireplace and fitted shelving and cupboards. Stone mullion windows to the front and side present pretty views over the garden and countryside in this peaceful, pleasing entertaining and unwinding space.





*"We love the flow from room to room along with the generous scale of the rooms."*



## BALANCE AND PROPORTION

A home ever in balance and proportion, across the entrance hall and also overlooking the front garden is the spacious dining room, where oak flooring extends underfoot and stone mullion windows to the front and side invite light inside whilst framing verdant vistas of the garden and fields. Decorative plasterwork to the ceiling adds formality, whilst the open fire within its attractive wooden surround adds ambience and warmth on winter evenings.

Ahead, cosy comfort can be found in the family sitting room, where light enters from a bay window to the side. A multifuel stove within a red brick surround issues its toasty glow on cooler days, whilst traditional quarry tiling extends underfoot. Buttermilk tones add a classic feel to the walls.

Tucked off the family sitting room, a spacious and bright study is the ideal spot for those working from home, with far-reaching views extending over the fields and woodland in the distance.

## MORE TO DISCOVER

A home that reveals its scale and scope from within, continue through into the rear lobby, off which there is access to a downstairs shower room with wash basin, WC and shower and also a handy utility room with plumbing for washer and dryer and also offering access out to the garden.

The heart of the home, discover the spacious country-contemporary-style kitchen to the right off the lobby, where a large Range-style cooker is currently situated within an inglenook and ample storage can be found in the greige cabinetry. Appliances also include a fitted microwave and undermounted sink, nestled within gleaming black granite worktops. Further storage is available in the large walk-in pantry.





## SAVOUR THE VIEW

Opening up from the kitchen, views extend over the fields and trees from the serene breakfast room, where the high, beam-laden, vaulted ceiling lends an airy feel. A window seat in the bay invites you to pause and reflect on the view, whilst French doors open out - providing an instant connection to the garden and outdoors.

Returning to the entrance hall, make your way up the wide staircase to an initial landing, where the bedrooms divide up into two wings.

Turning up to the left, make your way to the front of the home, and left again into the master bedroom.

## BEDTIME BECKONS

Bountifully sized, with a trio of beautiful built-in wardrobes offering an abundance of storage, this light, bright and airy bedroom is a real sanctuary. Far-reaching vistas offer enchanting emerald scenes, a joy to wake up to throughout the seasons.

Across the landing, opposite the master bedroom, discover bedroom two, currently a guest bedroom, whose traditional stone mullion windows present private and peaceful views out over the large front lawn, edged in mature, colourful borders.

Consider the potential to converge this bedroom with bedroom three next door, creating a luxuriously sized bedroom with ensuite and walk-in wardrobe. Currently, bedroom three features fitted storage and offers peaceful views out over the rooftops and treetops.

Returning to the initial landing, continue up a trio of carpeted stairs to arrive at another landing.





## REST & REFRESH

Refreshment awaits in the family bathroom on the right, where a low window offers leafy views out over the garden and fields. With wooden flooring and tiled in buff to the walls, there is a large bath with overhead shower, wash basin and WC. This bathroom could be connected to the master suite should you desire.

Across the landing on the left, sneak a peek at bedroom four, the only bedroom not to contain professionally fitted built-in storage. With ample room for a king-size bed, this room has an intimate comfort, courtesy of the sloping roofline and muted decorative tones.

Along the landing on the right lies bedroom five, another spacious and serene bedroom with fitted louvred wardrobes to the rear of the room affording ample storage. A home uncompromising in its views, wake up in this bedroom to glorious countryside vistas.

Back on the landing, beneath a handsome archway, arrive at the final bedroom and shower room. Currently used as a study, bedroom six, a further double bedroom can be found on the left, whilst the spacious, light-filled shower room awaits at the end of the landing. Tiled underfoot and furnished with a large, walk-in, wet-room style shower, there is also a wash basin, WC and cupboard containing boiler.

Above, the loft space is split in two with one area boarded and furnished with light and a power outlet, ideal for storage.





## OUTDOOR OASIS AND ORCHARD

Outside, the open space of the gardens and orchard provides the perfect escape for children and adults alike. Throughout the summer months relax and play to your heart's content, on the lawn, tinkering in the workshop or hosting parties and barbecues on the patio and in the substantial, flat, south-facing sunny front lawn where there is ample space for a marquee.

Enjoy the seasonal phases of the garden, with the fruit trees and vegetable patch providing a steady flow of produce through their seasons.

The enclosed back garden invites a swing set and a Wendy house for children, also a safe and secure habitat for your four-legged friends.

A garden with year-round appeal, springtime sees a riot of colour as hundreds of bulbs erupt into flower and the fruit blossom puts on a great display. Pollinator friendly, summer brings with it the redolent hum of bumble bees, creating a captivating space for youngsters to observe and enjoy nature.

## OUT AND ABOUT

The ideal home in which to raise a young family, Mill Hill House is perfectly positioned, close by to a number of excellent schools, including Eccleston School in the village, the primary and secondary schools in Christleton and the independent King's School in Chester.

With fantastic road links, Chester is only three miles away and walkable, with the A55 and A483 only a couple of minutes' away offering links into Wales, Manchester and Liverpool.

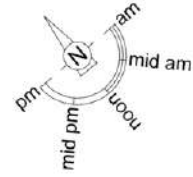
Within a three-mile radius there are a multitude of country pubs, whilst all the bars, bistros and boutiques of the city are on your doorstep just a couple of miles away in Chester's thriving centre.

Enjoy an idyllic walk along the river in Eccleston, or for a little more exercise, head to the Grosvenor Arms in Alford and treat yourself to a thirst quencher. For entertainment and family time, the cinema in Broughton is within easy reach, just down the road.

A grand yet welcoming, spacious yet embracing home with ample potential to tailor itself to your needs, Mill Hill House is a home that grows with its owners, a home in which memories to last a lifetime are designed to be made.



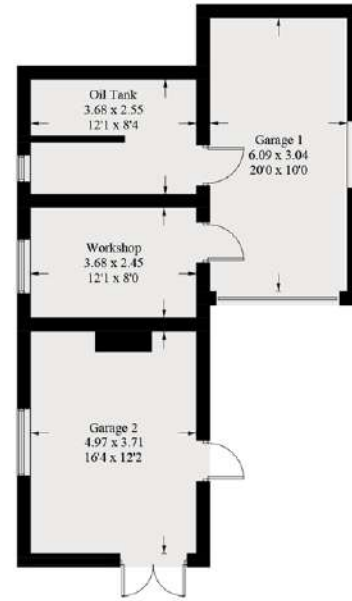
Approximate Gross Internal Area = 274 sq m / 2952 sq ft  
 Garages & Workshop = 59 sq m / 635 sq ft  
 Total = 333 sq m / 3587 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1009405)



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## FINER DETAILS

- Grade II listed
- Over 0.5 Acres
- 3,500 sq ft
- 3 Minutes drive from The Kings School
- 2 Miles from City Centre
- Oil fired central heating set on two zones



# MILL HILL HOUSE

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CURRANS  
*unique homes*

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