



**14 Old Mill Court, Upton,  
Chester**

**£395,000**

**CURRANS**  
*homes*



Nestled in the heart of Upton, one of Chester's most sought-after locations, Mill Cottage at Old Mill Court close to the historic Upton mill offers a blend of timeless charm and modern living.

This deceptively spacious, three double-bedroom cottage is set off Mill Lane, providing an idyllic retreat with excellent access to local amenities and transport links, including a regular bus service and Bache Railway Station, just a short stroll away.

Upon entering Mill Cottage, you're welcomed by a beautifully designed living kitchen, stretching over 21 feet in length. This space has been thoughtfully finished to a high standard, featuring Shaker-style light-coloured units, wooden countertops, and African slate tiled flooring.

The kitchen is both functional and stylish, with a Belfast-style sink and a central breakfast island. The living area, complete with an exposed brick chimney breast and a cast iron wood burner, creates a cosy and inviting atmosphere.





The cottage theme continues as you move through an internal wooden door into the principal reception area. The living room exudes warmth and character, with a feature exposed brick wall, wood-effect laminate flooring, and a spindled staircase leading to the first floor. The open-plan design connects seamlessly with the adjoining dining room, where French doors invite you to step out onto a private patio area, perfect for al fresco dining, and offering views over the communal gardens.

Upstairs, the first floor comprises three generously sized double bedrooms. The master suite is particularly impressive, with its own en-suite shower room, elegantly appointed for comfort and style.

The guest bedroom showcases an exposed brick fireplace and a charming walk-in wardrobe. The third bedroom is equally spacious, and the family bathroom adds a touch of luxury with its classic three-piece suite, featuring a roll-top freestanding bath.

Externally, Mill Cottage benefits from its own private patio terrace, a perfect spot to relax and enjoy the peaceful surroundings of Old Mill Court's communal green space.

Additional features include a garage equipped with an electricity supply, ideal for charging an electric vehicle, and off-road parking in front.

The development is maintained to a high standard, with an annual service charge contributing to the upkeep of communal areas.

Mill Cottage is a rare find, combining period charm with modern amenities, all within a prime Chester location. This property offers the perfect balance of character and convenience, making it an exceptional home for those seeking something truly special.



### FINER POINTS

- \* Garage with parking space with EV charger point
- \* Walking distance to the Bache railway station with quick links to Liverpool & Chester
- \* Quiet communal gardens with a low maintenance patio area
- \* Log burning stove in the heart of the large living kitchen
- \* Three double bedrooms with an en-suite to bedroom one and walk in wardrobe to bedroom two
- \* Large bathroom with a slipper bath

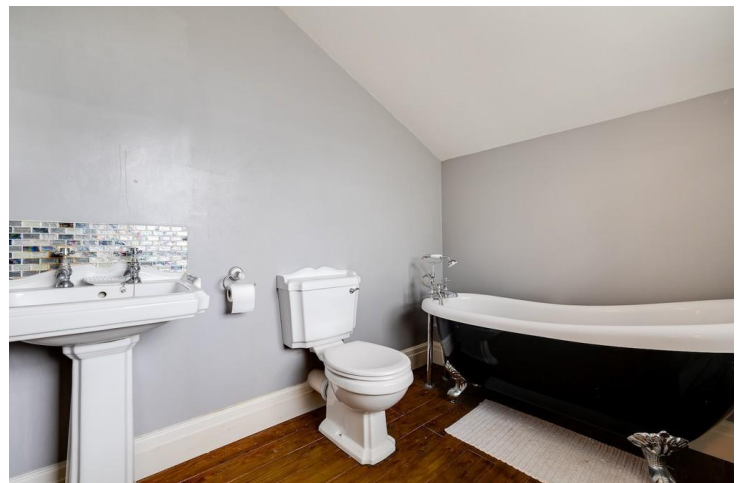
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**Tenure:** Leasehold

**Local Authority:** Cheshire West and Chester Council

**Council Tax:** Band E

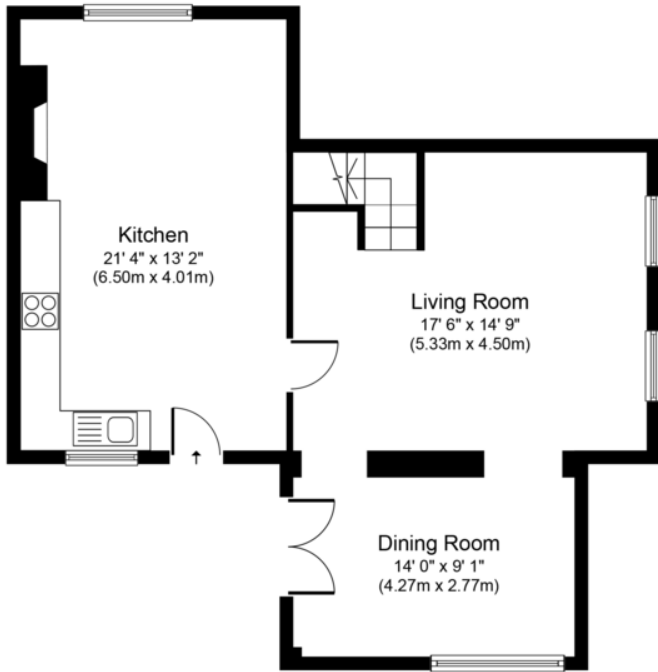
**Viewings:** By appointment only



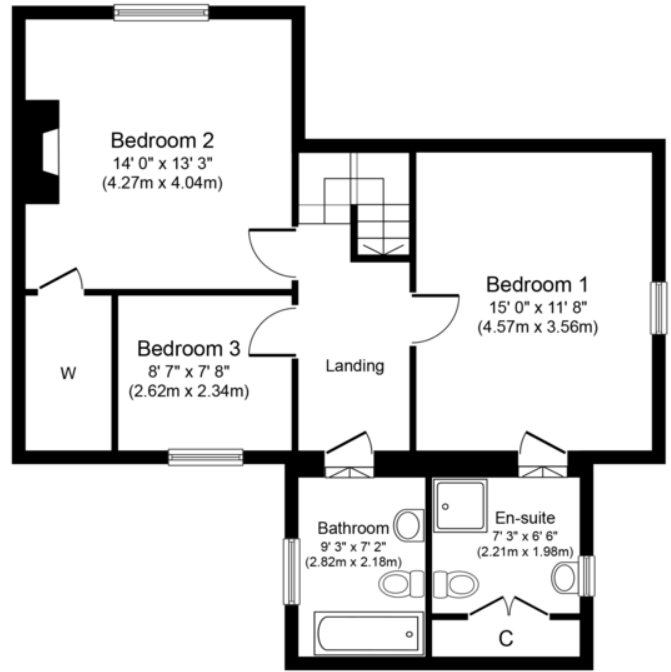




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**Ground Floor**  
**Approximate Floor Area**  
**686 sq. ft.**  
**(63.7 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**686 sq.ft.**  
**(63.7 sq.m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**Office Address**

11 Grosvenor Street  
 Chester, Cheshire  
 CH1 2DD

**01244 313900**

**[sales@curranshomes.co.uk](mailto:sales@curranshomes.co.uk)**

