



CHESHIRE  
LAMONT







This former water mill has been converted to create a delightful four-bedroom family home and is offered for sale with a detached self contained guest/dependant relative accommodation, all set in attractive secluded South facing gardens at the end of a country lane.

- Living Room, Sitting Room, Kitchen Breakfast Room, Dining/Garden Room, Utility and Cloakroom.
- Three principle Double Bedrooms, Two Bath/Shower Rooms, versatile Fourth Bedroom/Study or additional Reception Room with access to Teen/Play Room or potential En-suite and Dressing Room if required.
- Detached self-contained Annexe property providing large feature Living Room, Kitchen Diner, large Double Bedroom and further Bathroom.

#### Location

The hamlet of Oldcastle is located just south west of Malpas, approximately 18 miles to the south of Chester. The surrounding countryside has far reaching views of the Welsh Hills. The busy village of Malpas provides good facilities for every day purposes as well as the highly sought after Bishop Heber High School just over two miles away. The larger towns of Whitchurch and Wrexham are approximately 8 miles and 11 miles respectively. The highly acclaimed Carden Park Health Club, Spa and Golf Course is within 8 miles. There is a wide choice of independent schools such as Ellesmere College in Ellesmere, Abbey Gate College on the outskirts of Chester and Kings and Queens Schools in Chester.

#### Accommodation

An oak framed storm porch leads to a solid oak front door which opens to a spacious open plan **Living Room 8.6m x 5.2m**. This well-proportioned characterful reception room provides a number of features including exposed brick work, a log burning stove, oak staircase which leads to both the lower ground floor, Kitchen, Dining/Garden Room and first floor Bedroom accommodation, a set of glazed double doors open onto a balcony overlooking the mill wheel, the oak floor continues seamlessly to a further light and airy **Sitting Room 4.3m x 3.8m** at the rear. This benefits from tri-folding





doors opening onto a large covered oak framed South facing balcony which offers attractive views over the garden.

To the lower ground floor there is a well-appointed Kitchen Breakfast Room with Dining/Garden Room off, Utility Room and Cloakroom. The **Kitchen Breakfast Room 5.9m x 5.3m** is fitted with a handmade painted Kitchen complemented with granite work surfaces and matching centre island which includes a three-person breakfast bar. Appliances include an electric two oven Aga and a dishwasher, there is a space for a free-standing fridge freezer (the vendors have a freezer in the Utility Room). There is also a good sized **Housekeepers Cupboard** and useful understairs storage cupboard. The **Dining/Family Room 4.3m x 3.8m** provides tri-folding doors opening onto a covered South facing Sitting/Entertaining Area creating the perfect sheltered al fresco entertaining space overlooking a water feature and the gardens beyond. Within the **Utility Room** there are additional wall and floor cupboards, granite and timber work surfaces, sink unit, space for a fridge/freezer, plumbing for a washing machine and condenser dryer as well as an oil fired central heating boiler. The **Cloakroom** is fitted with low level WC, pedestal wash hand basin and has a large cupboard incorporating the Megaflow pressurised hot water system.

To the first floor there are three Double Bedrooms and two Bath/Shower Rooms with a versatile Fourth Bedroom on the ground floor. The **Master Bedroom 4.6m x 3.4m** offers spectacular views over the garden and benefits from a well-appointed **En-suite Shower Room**, on the landing there is a large **Walk-In Wardrobe/Dressing Room** which is situated adjacent to the Master Bedroom and could be accessed directly from the Bedroom subject to requirement.







**Bedroom Two 3.9m x 2.9m** benefits from built in wardrobes as does **Bedroom Three 3.4m x 2.4m**. The **Family Bathroom** is fitted with a P-shaped bath and curved shower screen for the shower above. A contemporary stone wash hand basin is set on a tiled washstand and there is a low level WC with enclosed cistern, heated towel rail, fully tiled walls and tiled floors.

On the landing there are additional useful storage cupboards. There is a **Versatile Fourth Bedroom** situated on the **Ground Floor 4.9m x 3.8m** this could be utilised as an additional Reception Room/Study if desired. There are glazed tri-folding doors which open onto a balcony overlooking the rear garden and stairs lead down to a further **Versatile Room beneath 4.9m x 3.6m** which is fitted with a tiled floor and has tri-folding doors opening onto the garden. It could be converted to create an En-suite Bathroom and Dressing Room for the potential Bedroom above if required.







The **Self-Contained Guest/Dependent Relative Accommodation** is finished to a particularly high specification and includes an attractive **First Floor Sitting Room 4.9m x 4.9m** with vaulted ceiling, oak flooring and glazed double doors which open onto the gardens. To the ground floor there is a well-appointed **Kitchen Diner 4.5m x 3.0m** which comfortably accommodates a six-person dining table. The Kitchen is fitted with gloss fronted wall and floor cupboards and oak work surfaces, integrated fridge freezer, slimline dishwasher and Aga cooker with six ring ceramic hob and two ovens. There is a generous **Double Bedroom 4.9m x 2.8m** and a well-appointed **Shower Room** comprising large shower enclosure, low level WC, pedestal wash hand basin and access to a large understairs cupboard.

#### Externally

The property is situated at the end of a no through lane. A tarmac driveway runs through double gates onto a courtyard laid to setts providing ample parking and turning space as well as giving access to a large **Single Garage 5.8m x 3.4m** with additional storage area off. From the courtyard a pathway leads to the oak framed Entrance Porch. The gardens and grounds are extensive totalling approximately 2.6 acres, including a natural habitat area and a restored mill wheel. They are principally laid to lawn incorporating stocked borders and three specific Sitting/Entertaining Areas all being accessible from the Kitchen Dining/Garden Room.

#### Agents Note

The property is subject to existing rights of way covenants and has a public footpath which runs along the side of the driveway.

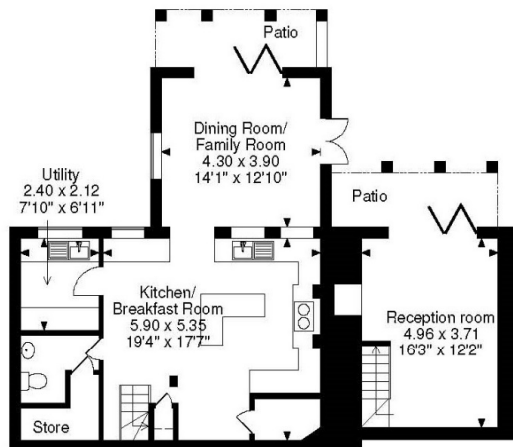
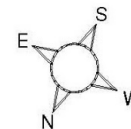
#### Directions

Leave Malpas on the B5395 in a southerly direction towards Whitchurch taking the first turning right after the Doctors surgery in Mastiff Lane. Follow this road for 2 miles passing through the hamlet of Oldcastle turning left at a small set of crossroads into Oldcastle Mill Lane, follow this road to its conclusion and the property will be directly in front of you.

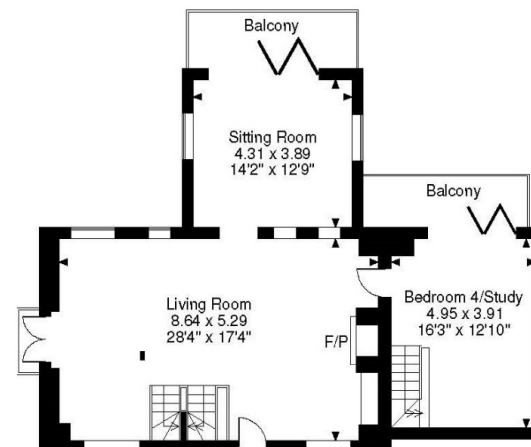




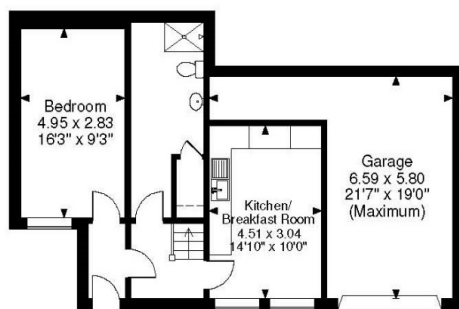
Approximate Gross Internal Area  
 Main House = 2504 Sq Ft/233 Sq M  
 Garage = 251 Sq Ft/23 Sq M  
 Annexe = 756 Sq Ft/70 Sq M  
 Balconies external area = 136 Sq Ft/13 Sq M



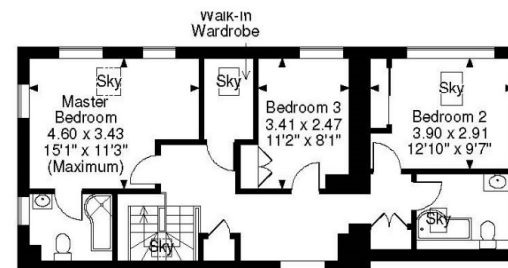
Lower Ground Floor



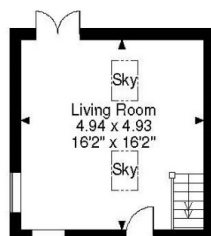
Ground Floor



Annexe



First Floor



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ □ Denotes restricted head height  
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**Services (Not tested)/Tenure**  
 Mains Water, Electricity, Oil Fired Central Heating, Septic Tank Drainage/Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England Scotland & Wales		





**IMPORTANT INFORMATION** We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

[www.cheshirelamont.co.uk](http://www.cheshirelamont.co.uk)

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