



CHESHIRE
LAMONT



A magnificent example of a Welsh oak framed property constructed to the current vendors commission creating a truly impressive light and airy family home situated in an attractive rural position yet conveniently positioned within 1.5 miles of Malpas village.

- Attractive Reception Hall with feature galleried first floor landing, well proportioned Living Room with log burner, large Open Plan L-Shaped Kitchen Dining Family Room, Study/Fourth Bedroom, Utility Room and Cloakroom.
- Master Bedroom with well appointed En-suite shower Room and built in wardrobes, two further Double Bedrooms, well appointed Family Bathroom.
- Accessed via automated gates, driveway providing ample parking and large Double Garage, hard standing for boat/trailer storage, attractive landscaped gardens, Pony Paddock.
- Green efficient air source central heating system, underfloor heating throughout the ground floor, burglar alarm, treatment plant compliant for 2020 regulations, Cat 5 Internet wiring.

Location

The property is situated in the rural hamlet of Oldcastle just one and a half miles South West of Malpas and approximately 18 miles to the south of Chester. The surrounding countryside has far reaching views. The busy village of Malpas provides good facilities for everyday 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 Entrance Porch shelters the front door which opens into an impressive **Reception Hall** with versatile galleried landing above. The attractive well proportioned **Living Room 6.6m x 4.0m** has an Inglenook fireplace incorporating a log burning stove. Glazed double doors open onto a large South West facing Sitting/Entertaining area with gardens beyond. The spectacular **L-Shaped Kitchen Dining Family Room 7.1m x 6.6m** is fitted with modern contemporary units including a large centre island complemented with quartz work surfaces. Appliances include a Franke boil tap to the sink unit, a Rayburn range cooker with double oven, induction hobs and extractor above. Integrated appliances include fridge freezer, dishwasher, wine chiller and a microwave combi oven. A heated tiled floor runs throughout continuing into the **Dining Area** which comfortably accommodates a 6/8 person dining table and larger if required, glazed double doors open onto the patio at the rear. The **Family Sitting Area** comfortably accommodates two sofas and a coffee table with space for an easy chair if desired. A three section 3.0m x 2.0m floor to ceiling picture window is a further feature overlooking the gardens. Off the Kitchen there is a generous **Utility Room 4.1m x 2.7m** fitted with additional kitchen units and a second sink set within a quartz work surface with space for a tumble dryer and washing machine beneath. Off the **Utility Room** there is a well-appointed **Cloakroom** with low level WC and wash hand basin. There is also a **Versatile Study 4.1m x 2.1m** which could be utilised as a Fourth Bedroom (if desired subject to potentially reconfiguring of the Cloakroom to provide a shower facility).

The galleried first floor landing gives access to three Double Bedrooms and a Bathroom. The **Principal Bedroom 6.7m x 4.0m** offers views over fields to the front with a set of glazed double doors opening to a





Juliet balcony overlooking the gardens to the rear. There is extensive fitted furniture including wardrobes and drawer units as well as two further built-in double wardrobes within the well-appointed and contemporary **En-suite Shower Room**. This is fitted with a large shower facility with drench shower head, a fixed walk round shower screen, his and hers wash hand basins set upon a granite topped wash stand, low level WC, heated towel rail and heated tile floor. **Bedroom Two 4.0m x 3.3m** also benefits from oak framed glazed double doors opening to a Juliet balcony overlooking the rear garden and benefits from fitted wardrobes. **Bedroom Three 4.0m x 3.3m** offers views to the front across farmland with Malpas church in the distance.

Externally

A splayed entrance with automated gates leads onto a bonded gravel drive providing parking and turning space to the front. The driveway continues to the rear where there is further parking and a large detached



Double Garage 6.0m x 6.0m which also provides space for a work bench, to the side of the garage there is a covered log store. Beyond the drive there is further hardstanding area 16.0m x 7.5m ideal for Caravan/Horse trailer storage. This hardstanding area in turn gives access to a small **Pony Paddock** which the current vendors have utilised as a child's play area for football parties over the years, there is also an enclosed dog run which has access to the pony paddock (the pony paddock has been dog proofed). The formal gardens extend to the front, side and rear of the property being principally laid to lawn to the front incorporating a sheltered pergola to the side set upon sandstone pavers. The rear garden is particularly secluded and includes a large 13.0m x 5.4m patio which can be directly accessed from the Living Room and Kitchen incorporating central steps which rise to a lawned garden beyond detailed with box hedging and a stocked border.

Directions

From Malpas High Street, turn right at the monument into Church Street which is the B5069, follow this road for 1.3 miles turning left into Oldcastle Lane after approximately ¼ mile the property will be found on the right hand side.

Services (Not tested)/Tenure

Mains Water & Electricity, Air Source Heat System, Treatment Plant (compliant with 2020 regulations), Cat 5 internal wiring/Freehold.

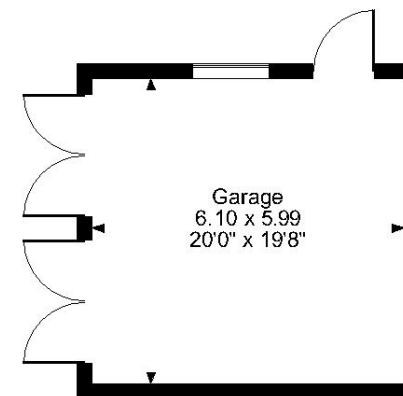
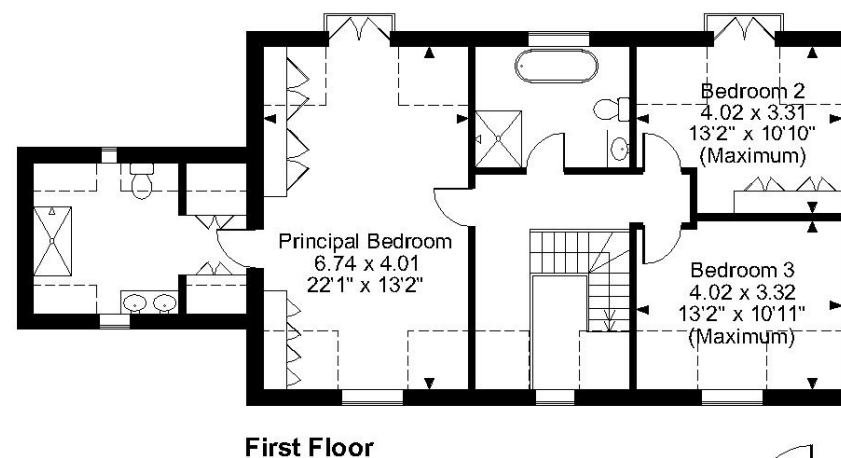
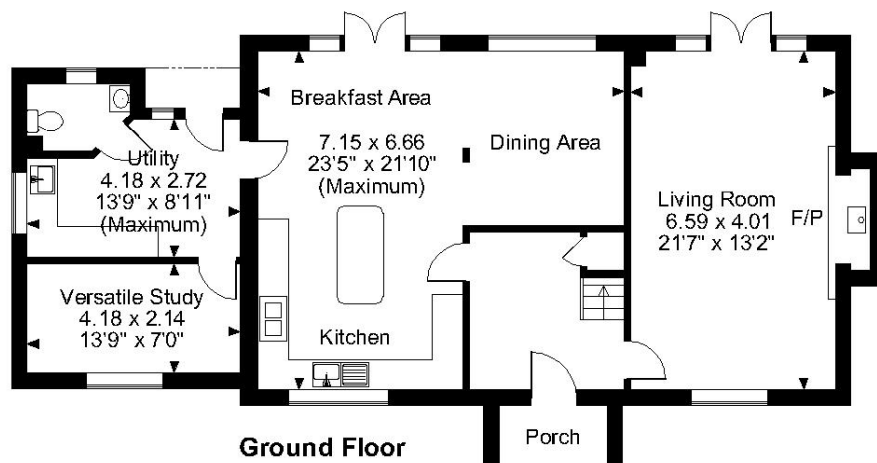
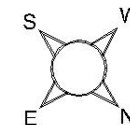
Viewings

Strictly by appointment with Cheshire Lamont Tarporley.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Approximate Gross Internal Area
Main House = 1813 Sq Ft/168 Sq M
Garage = 393 Sq Ft/37 Sq M



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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