





The Lodge is an elegant country house conveniently situated within walking distance of Malpas village adjoining open countryside with far reaching views to the Welsh Hills set within 9 ½ acres of formal gardens, paddock and woodland.

- Large Reception Hall with ornate carved staircase, Drawing Room, Dining Room, Sitting Room, Versatile Playroom, 14m Open Plan Kitchen Dining Family Room, Boot Room, Cloakroom, Utility Room.
- Master Bedroom Suite with Dressing Room, Bathroom and En-suite Shower Room, Five/Six further generous Double Bedrooms, four additional Bath/Shower Rooms, Study and two additional Versatile Rooms currently utilised as a Home Gym and Yoga Room.
- Mature well stocked Gardens including Heated Swimming Pool and Tennis Court, Equestrian Facilities beyond providing 12 timber Stables, Tack Room and three large Paddocks.

Location

The prosperous village of Malpas is within walking distance offering a bustling High Street, St Oswalds, a Grade I listed church and the highly sought after Bishops Heber High School. Outstanding walks can be enjoyed from the property along the Bishop Bennett Way or alternatively just a short drive to the Bickerton and Peckforton Hills (3 miles) where one can pick up the Sandstone Trail and enjoy far reaching views across the Cheshire Plain and Welsh Hills. There are many recreational facilities available within the area including golf clubs, cricket, tennis, football, hockey and rugby clubs as well as horse riding schools. Private schooling is readily accessible at Ellesmere College, Moreton Hall (Oswestry) and in Chester at The Kings, Queens and Abbeygate College. The historic City of Chester is just 10 miles. Whitchurch 6 miles - Wrexham 12 miles - Nantwich 13 miles.

Accommodation

The property is entered via a large Entrance Porch with arched door leading to an elegant **Reception Hall** with 3.4m ceiling heights and feature ornate carved staircase with mullioned leaded light windows to the half landing providing an immediate statement of refined elegance to the property. The **Drawing Room 5.7m x 4.5m** is an attractive well-proportioned reception room with large bay window overlooking the gardens and grounds, there is a fireplace set above a slate hearth with Adams style surround and timber floor which continues seamlessly



into what was originally a separate **Reception Room 4.1m x 3.4m**, this has French doors opening onto a raised entertaining terrace with gardens beyond, however, this room now creates a useful additional entertaining space to complement the Drawing Room (the current vendors utilise this area to receive guests and serve drinks). The **Dining Room 6.0m x 4.5m** is a further impressive Reception Room also finished with a wood floor and two sets of French doors opening onto the terrace overlooking the gardens, a further feature is the ornate coved ceiling. To the front of the property there is an everyday **Sitting Room 5.5m x 3.8m** with large bay window overlooking the gardens and a multi fuel burning stove set upon a slate hearth with slate surround. The **14.1m x 4.6m Kitchen Dining Family Room** is the hub of this home offering stunning views over the gardens.

The **Dining/Family Area** comfortably accommodates a dining table, sofa and easy chairs as well as a log burner along with bi-folding doors opening onto a sheltered York stone paved Entertaining Terrace which overlooks the swimming pool and gardens. The **Kitchen Area** is fitted with an extensive range of painted units complemented with a combination of oak and granite work surfaces, likewise there is a large 3.5m centre island finished with an oak work surface providing a 3/4 person breakfast bar. Appliances include a range cooker with six burner gas hob in addition to an integrated Neff oven and grill, there is plumbing for a dishwasher and space for an American style fridge freezer.

At the end of the house there is a **Versatile Playroom/Cinema Room 7.7m x 3.5m** which has access to the gardens. A large **Boot Room 4.6m x 3.9m** is conveniently accessed off a second hallway and is finished with a Quarry tiled floor which continues into the **Cloakroom** and **Utility Room**. Off the Utility Room there is a porch with door to garden and further door to two useful storerooms, one of which contains the central heating boiler and pressurised hot water system.





To the first floor there are six/seven generous Double Bedrooms and five Bath/Shower Rooms. The **Master Bedroom Suite** benefits from two En-suite facilities and provides a large bedroom **5.6m x 4.7m** with bay window overlooking the gardens and views to the Welsh Hills, there is a large **En-suite Bathroom** and a **Dressing Room** which in turn gives access to an additional **En-suite Shower Room**. **Guest Bedroom Two 5.0m x 4.2m** includes an **En-suite Bathroom** and built-in wardrobes, **Bedroom Three 5.3m x 3.8m** also has an **En-suite Shower Room** and offers attractive views over the front garden from a large bay window. **Bedroom Four 6.1m x 4.6m** overlooks the rear garden with views to the Welsh Hills as does **Bedroom Five 4.7m x 4.6m**, this has an archway leading into what was formerly a seventh **Bedroom 4.7m x 3.4m** which is currently utilised as a Sitting Room creating an attractive **Teenage Suite**. This is conveniently situated opposite the recently re-fitted **Family Bathroom**, there is a further large L-shaped **Double Bedroom 4.7m x 3.8m** which could be adapted to accommodate an En-suite Shower Room if required.





In addition to these Bedrooms there is a **Study 2.9m x 2.3m** and **Two Further Versatile Rooms 6.3m x 2.7m and 3.9m x 3.0m** which are currently utilised as a Home Gym and Exercise Room along with a Bathroom.

Externally

A tarmacadam drive initially runs through a copse of trees and opens out onto extensive lawns to one side and mature Rhododendrons to the other, the driveway runs down to a mature Copper Beech tree which creates a turning circle to the front of the property where there is covered parking for three cars. The extensive formal gardens are primarily to the South and West of the property being principally laid to lawn incorporating mature well stocked borders and a large raised York stone terrace which can be accessed from the Drawing Room, Dining Room and Kitchen Breakfast/Family Room. The gardens include an Ornamental Pond, Large Heated Swimming Pool and Tennis Court. Beyond the formal gardens there are the equestrian facilities which include the base for a horse walker, **Two Timber Framed Hay Barns, Twelve Loose Boxes** including a **Foaling Box** and a **Tack Room/Feed Store** as well as **Three Large Inter-Connecting Paddocks**.

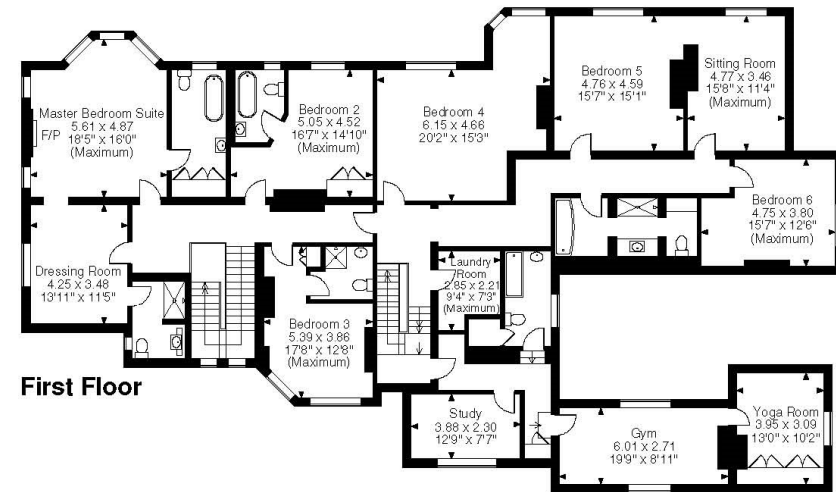
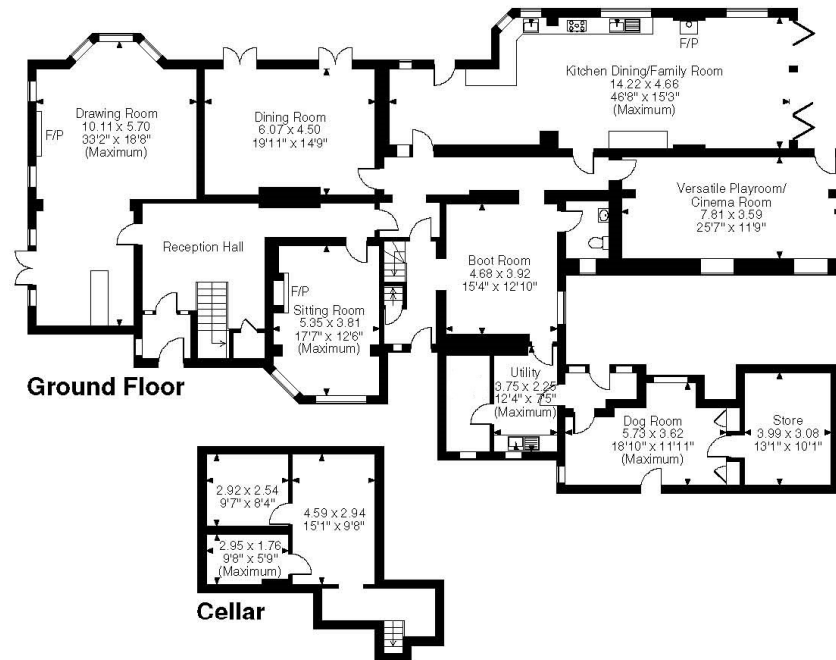
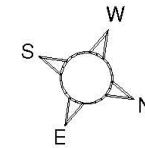
Agents Note

It should be noted that the equestrian facilities can be accessed independently of the property and have been let on a commercial basis should prospective purchasers not have a requirement for the equestrian facilities.

To the east of The Lodge is the former Coach House and stables which have been converted to a private dwelling in separate ownership and this has a right of access over the first section of drive.



The Lodge, Wrexham Road, Malpas
Approximate Gross Internal Area
7251 Sq Ft/674 Sq M



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

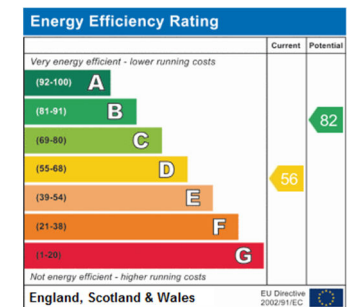
Due to the road being closed on Church Street Malpas, please speak with the agents regarding access prior to viewing due to diversion being in place.

Services / Tenure

Mains Water, Electricity, Gas, Septic Tank Drainage (shared with The Coach House) / Freehold.

Viewings

Strictly by appointment with Cheshire Lamont Tarpoley.





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

Chestnut Pavilion
Tarporley
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441