



Chorlton Lane, Malpas.

CHESHIRE
LAMONT



1 Holly Cottage. Chorlton Lane, Malpas. SY14 7EP

Set within just under 3 acres which includes attractive landscape gardens and a 1.67acre paddock with stabling. This stunning three-bedroom character cottage offers deceptively spacious well-proportioned accommodation and is conveniently situated within five minutes' drive of Malpas Village.

- Stunning Cottage set within just under 3 acres.
- 8.5m Kitchen/Dining/Family Room, attractive Sitting Room with Conservatory beyond. Utility, Cloakroom.
- Three Double Bedrooms (guest bedroom ensuite) well-appointed contemporary Family Bathroom.
- Attractive landscape gardens and grounds extending to just over 1 acre, including large water feature and outside entertaining area.
- 2 stables, large mobile field shelter and 1.67-acre Paddock.
- Detached double garage plus ample parking for a motorhome, caravan, boat, trailer and multiple cars.

Location

Chorlton is a small hamlet near the prosperous village of Malpas with its bustling High Street, historic church, highly regarded primary school, along with the highly sought after Bishops Heber High School.

There are many equestrian/competition centres within easy reach, i.e Kelsall, Reaseheath, Tushingham, Somerford Park and Broxton Gallops to name a few and many more within 1 hours' drive.

Outstanding walks such as Bishop Bennett Way and miles of bridlepaths can be enjoyed from the property or alternatively just a short drive to the Bickerton and Peckforton Hills where one can pick up the Sandstone Trail and enjoy far-reaching views across the Cheshire Plain and Welsh Hills. There are many popular recreational facilities available within the area including golf clubs, cricket, tennis, football, hockey and rugby clubs as well as horse riding schools. The historic City of Chester is just 14 miles and Shrewsbury 26 miles.

Accommodation

A solid oak framed storm porch sits above an oak front door; this opens to the **Entrance Hall** with **Cloaks Cupboard**. An inner door gives access to a welcoming **Reception/Dining Hall** with open plan **Kitchen/Breakfast Room** beyond which in turn, gives access to the **Inner Hallway** with **Living Room** and **Conservatory, Utility Room** and **Cloakroom** off.



The characterful **Living Room 4.7m x 3.7m** is a more recent extension and has a feature green oak exposed beam ceiling, which compliments the engineered oak floor. There is also an attractive fireplace fitted with a log burning stove set upon a slate hearth. The **Conservatory/Garden Room 4.5m x 2.8m** offers attractive views over the gardens and is also finished with an engineered oak floor.

A stunning **8.5m open plan Kitchen/ Breakfast Room/Dining Hall** is the hub of this attractive property. The **Kitchen 4.7m x 3.7m** is extensively fitted with gloss fronted wall and floor cupboards, complimented with granite work surfaces along with matching centre island which extends into a breakfast bar. Neff appliances include a large induction hob with extractor above, integrated double oven, dishwasher, larder fridge, and larder freezer. The **Dining Area 4.8m x 3.5m** comfortably accommodates an 8/10-person dining table or alternatively a smaller every-day dining table along with space for easy chairs and a coffee table fronting the feature non-operational Minster stone fireplace, fitted with an electric fire for aesthetic purposes.

The **Inner Hallway** gives access to the gardens as well as a well-appointed **Cloakroom** fitted with low-level WC and wash handbasin, along with a spacious **Utility Room 3.4m x 2.1m**, this includes a Boiler Cupboard, built-in shelved storage cupboard, worksurface, incorporating stainless steel sink units with drainer and space beneath the worksurface for a washing machine and condenser dryer.

First Floor

To the first floor there are **Three Double Bedrooms** (guest bedroom 2 with en-suite) and a well-appointed **Family Bathroom**.



Bedroom One 4.7m x 3.67m, offers attractive views over the garden and has built-in wardrobes. Features include a vaulted ceiling with exposed roof trusses and a recessed fireplace with stone surround and mantle. **Guest Bedroom Two 3.77m x 3.64m**, overlooks the front and benefits from a well-appointed **En-suite Shower Room**.

Bedroom Three 4.75m x 4.70m is a further generous double bedroom benefiting from built-in wardrobes and has a feature ornamental fireplace. The well-appointed **Family Bathroom** includes a free standing double ended bath with contemporary floor mounted Swan neck mixer tap which has a hand held shower attachment, there is a low level WC, large shower enclosure and a contemporary oval shaped wash basin set on a wall mounted wash stand with drawer units and shelved cupboards beneath, there is a heated towel rail, fully tiles walls and tiled floor.

Externally

The property is accessed via automated gates which open onto a driveway which is initially laid to briquette setts edged with dressed sandstone walling.

The driveway changes to gravel and continues down the side of the property to a **large Detached Double Garage at the rear 5.3m x 5.1m** with automated roller door with additional parking available to the side of the garage.

The stunning gardens are a particular feature; they are very private and not overlooked. They are far-reaching and have been landscaped to provide extensive lawns incorporating a **Sitting/Entertaining Area** along with mature well stocked borders.



There is also a brick-built **Garden Implement Store 3.2m x 1.7m** with electric light and power point. Beyond the formal gardens the previous vendor acquired additional land and created a stunning alfresco **Sitting / Entertaining Area**, this includes a large circular timber framed gazebo by **"Breeze House"** with electric light heater and power points and overlooks an hourglass shaped water feature (stocked with Goldfish by the previous vendor).

Equestrian Facilities

To the rear of the **Double Garage** there are two recently constructed **large Stables both 4.0m x 3.7m**, along with a self-draining hard standing area to the front, this has a 2m wide pathway leading up to a **1.67 acre paddock** which benefits from road access and a field shelter. The paddock could be increased if desired for additional grazing by reclaiming part of the garden.

Tenure/Services.

Freehold. Mains water, Electricity, Private drainage, Oil Fired central heating.

Agents Note

The neighbouring property has right of access over the drive.


Directions

What three words - beats.uniforms.endearing

From the centre of Malpas village proceed down the High Street, turning right into Church Street which turns into Wrexham Road. After approximately 0,9 miles turn right at the Cuddington Village sign, signposted towards Chorlton and Shocklach. Continue along this road for approximately 1.2 miles and upon entering the village of Chorlton the driveway to the property can be found on the right-hand side, opposite the Chorlton Womens Institute building.

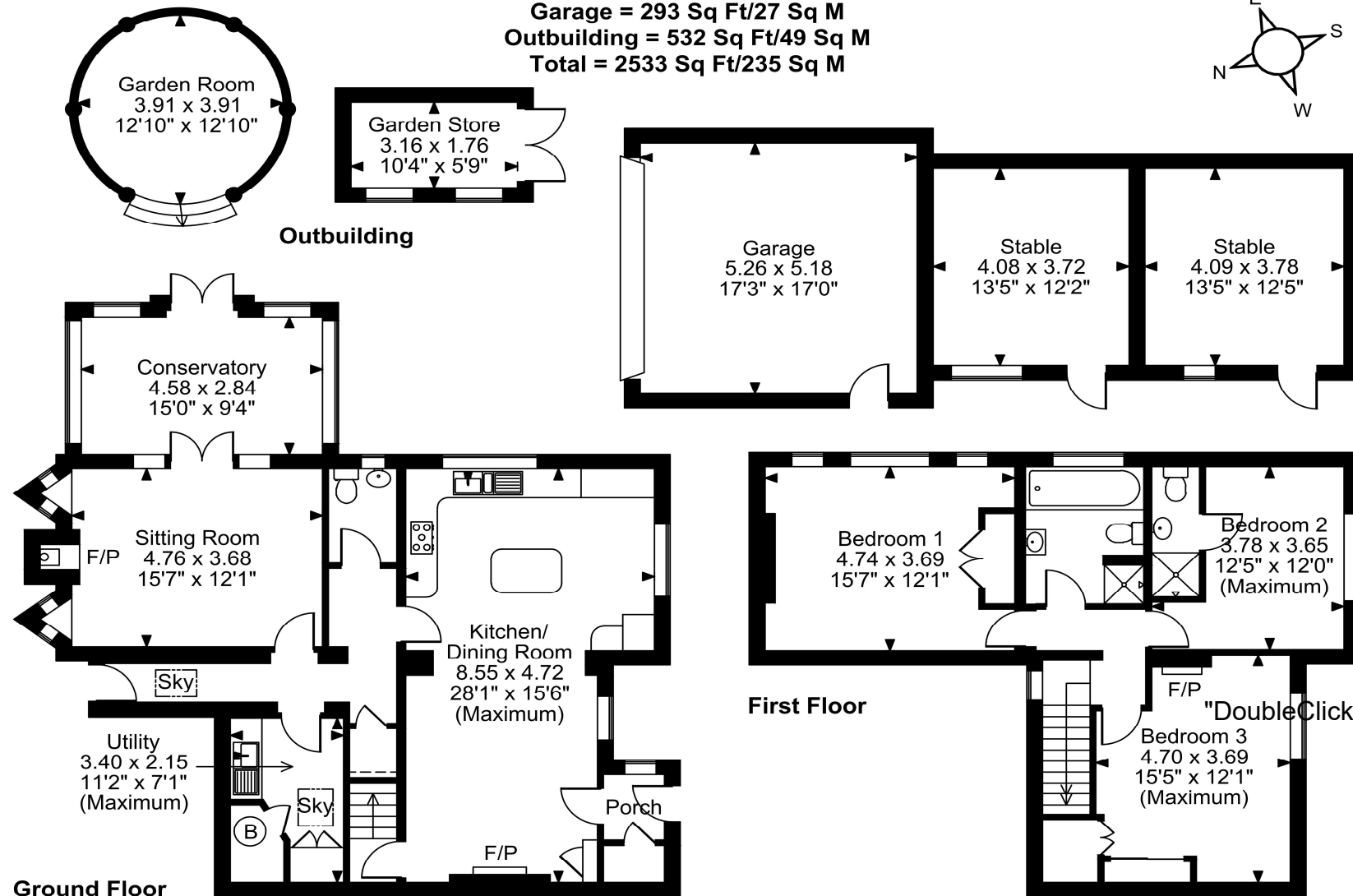
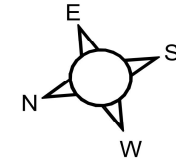
Viewings.

Through Cheshire Lamont's Tarporley Offices 01829 730700

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



Approximate Gross Internal Area
Main House = 1708 Sq Ft/159 Sq M
Garage = 293 Sq Ft/27 Sq M
Outbuilding = 532 Sq Ft/49 Sq M
Total = 2533 Sq Ft/235 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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