



**Shocklach, Malpas**

**CHESHIRE  
LAMONT**



# Leyground Cottage.

## Shocklach, Malpas, SY14 7BT

Set within delightful countryside which includes views to the Welsh Hills, this detached standalone four-bedroom character cottage has been sympathetically renovated to create a charming family home, benefiting from generous gardens with the opportunity to potentially rent an adjacent 6-acre field from the local landowner (if desired)

- Sympathetically modernised Cottage conveniently situated within 4.25 miles of Malpas.
- Well-proportioned characterful accommodation.
- Entrance Hall, Three Reception Rooms, Kitchen/Breakfast Room, Cloakroom.
- Four Double/Twin Bedrooms, well-appointed Bathroom.
- Generous garden plot, Double Garage.
- Attractive far-reaching views to the Welsh hills.
- Versatile timber frame building used for stabling.
- Adjacent 6-acre paddock potentially able to rent from the local landowner.

### Location

The property lies between the rural hamlets of Threapwood and Shocklach and is surrounded by beautiful rolling countryside with views to the Welsh/Shropshire hills. The larger village of Malpas lies just 4.25 miles to the East, with its selection of shops and local amenities, including doctor's surgery and post office. Malpas is also home to the highly rated Bishop Heber High School. Shocklach Oviatt C.E. Primary School is just 1.25 miles away. Private schools in the area include The Kings School & Queen's School in Chester, The Grange in Northwich, Abbey Gate College in Saighton and Ellesmere College.

### Accommodation

A solid timber front door opens to the **Reception Hall 2.6m x 1.7m**. This is open plan to a stunning **Kitchen/Dining/Family Room**. Within the **Reception Hall**, there are bespoke cupboards providing space for cloaks, boots and shoes. Oak flooring runs seamlessly through into the **Open Plan Kitchen/Dining/Family Room** and continues into the inner hallway. The **Dining/Family room 5.4m x 4.1m** comfortably accommodates an 8/10-person dining table and larger for an occasion. The room is full of character and includes exposed ceiling timbers, column radiators, a cottage style staircase and glazed double doors opening onto a sheltered alfresco entertaining area.

**The Kitchen/Breakfast Room 4.6m x 3.6m** is extensively fitted with wall and floor cupboards along with matching centre island which extends into a three-person **Breakfast Bar**. Appliances include a range cooker with five ring ceramic hob and double oven (fitted in November 2025) there is an integrated dishwasher, a housing unit for an American style fridge freezer and plumbing for a washing machine.





The **Inner Hallway** is fitted with a further useful storage cupboard and gives access to the **Living Room, Second Sitting Room, Cloakroom and Utility Cupboard**. The attractive **Living Room 5.5m x 4.5m** has a feature large **3.6 m wide Box Bay Window** overlooking the rear garden. Additional features include oak flooring, exposed ceiling timbers, a log burning stove and media wall-unit which accommodates a 66-inch television with built-in cupboards beneath.

The **Second Sitting Room 3.6m x 3.6m**, overlooks the front garden with far reaching views to the Welsh Hills in the distance. There is also a focal point original cast-iron fireplace. The **Cloakroom** is fitted with a low-level WC, column radiator, wood panelling to the walls and China Bowl wash hand basin set upon a reclaimed chest of draws.

### First Floor Accommodation

The first-floor landing gives access to **4 Bedrooms and a Bathroom**. **Bedroom one 5.4m x 3.7m** benefits from fitted wardrobes, built-in shelving and also provides attractive elevated views to the Welsh Hills in the distance. These views can also be enjoyed from **Bedroom Two 3.6m x 3.6m and Bedroom Three 3.6m x 3m** deepening to **3.6m**. **Bedroom Four 5m x 3m** overlooks the rear garden and open countryside. The well-appointed **Family Bathroom** includes a double ended bath with central mixer tap serving a hand-held showerhead, there is a separate large shower enclosure, wash hand basin set within a washstand with cupboards beneath, low level WC and heated towel rail.

### Externally

A splayed entrance with country estate style railings leads to a gated gravel driveway which in turn gives access to a **Parking/Turning area** laid to sets and gives access to a **Double Garage with Wood Store** to the rear. The attractive well stocked gardens to the front include shaped lawns and mature well stocked borders with a pathway leading from the driveway to the front door and Reception Hall. To the rear of the property there is a **Sheltered Sitting/Entertaining Area** which is laid to Indian stone and can be directly accessed from the kitchen/diner. Beyond the patio, steps within a retaining wall lead up to a large lawned garden which overlooks fields to the rear. Within the garden there is a **Greenhouse** which benefits from electrical power points.

**Tenure:** Freehold

**Services:** Private Drainage compliant to 2020 regulations, Private water supply, Mains Electricity.

**Directions: What 3 Words** - dwell.advancing.refers.

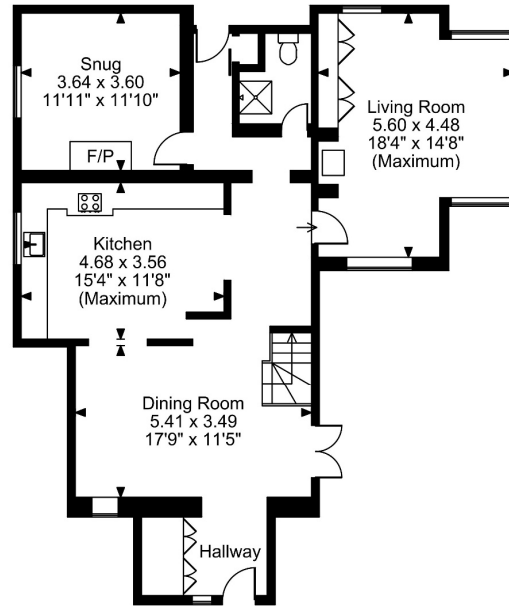
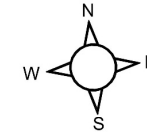
From Malpas High Street turn right at the Monument onto Church Street B5069 towards Bangor on Dee and follow this road for approximately 3.5miles passing the village store in Threapwood, taking the first turning right after the village store towards Shocklach and Farndon. At the next T Junction turn right and the property to be found after approximately half a mile on the right-hand side

**Viewings:** Through Cheshire Lamonts Tarporley Office. 01829 730700

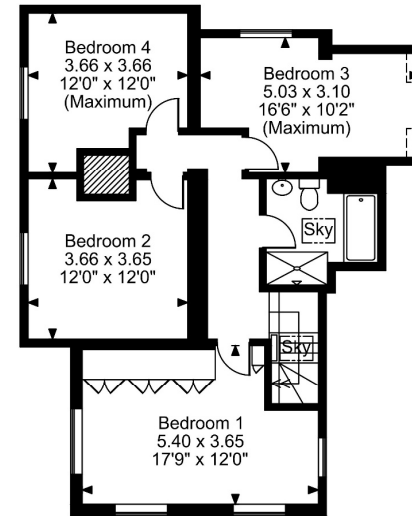




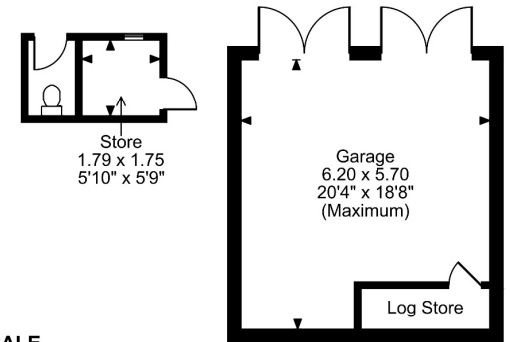
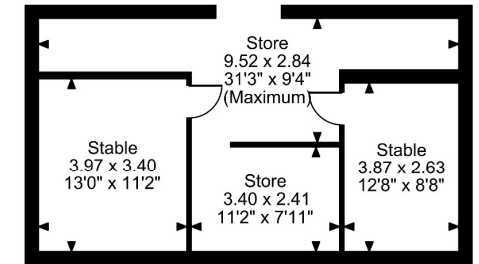
**Approximate Gross Internal Area**  
**Main House = 1853 Sq Ft/172 Sq M**  
**Garage = 380 Sq Ft/35 Sq M**  
**Outbuildings = 612 Sq Ft/57 Sq M**  
**Total = 2845 Sq Ft/264 Sq M**



**Ground Floor**



**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

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8671692/KRA

**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.

CH01 Ravensworth 01670 713330

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

7 Chestnut Terrace  
**Tarporley**  
 Cheshire CW6 0UW  
 Tel: 01829 730700

