



**CHESHIRE
LAMONT**

To the First Floor there are two Double Bedrooms and a Bathroom, **Bedroom One 3.9m x 3.6m** and **Bedroom Two 3.3m x 2.9m** both of which offer views towards the historic village church. The **Bathroom** is fitted with a panelled bath, pedestal wash hand basin and low level WC.

Situated within the conservation area this pretty Two Bedroom semi-detached character cottage is centrally positioned within Malpas village overlooking the historic Grade I listed church.

- Well-proportioned Living Room, Kitchen.
- Two Bedrooms and Bathroom.
- Small courtyard garden.
- Centrally positioned within Malpas village.

Location

The prosperous village of Malpas has a bustling high street, historic Grade I listed church, a number of pubs restaurants and bistros including the recently opened and totally refurbished 'The Lion' Restaurant and Hotel as well as the highly sought after Bishops Heber High School along with a number of retailing outlets including a new Co-op supermarket. Outstanding walks can be enjoyed from the property 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.

Chester 15 miles - Whitchurch 5.5 miles - Wrexham 12 miles - Nantwich 13 miles

Accommodation

A quaint trellis porch leads to an ornate to a part glazed panel front door which opens to a generous characterful **Living Room 5.6m x 3.6m** with feature non-operational fireplace set upon a York stone hearth, beamed ceiling, windows to two elevations one of which looks towards the historic Grade I listed St Oswald's Church. The **Kitchen Breakfast Room 3.3m x 2.9m** is fitted with wall and floor cupboards as well as a stainless steel sink unit and drainer, there is plumbing for washing machine, gas fired central heating boiler, a useful under stairs storage cupboard and an external door leading into a small walled courtyard garden.

Externally

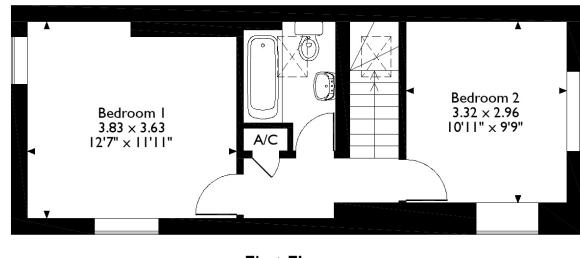
To the front of the property there are well stocked cottage style gardens to either side of the front door, off the Kitchen there is a small walled courtyard garden with pedestrian access available off Church Walk.

Directions

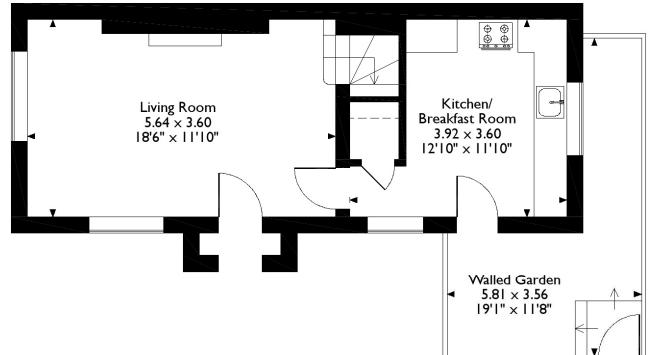
From the monument on Malpas High Street proceed up Church Street (B5069) past the church turning right immediately after the church wall into Church Walk where the property will be found.

Services (Not tested)/Tenure

Mains Water, Electricity, Gas and Drainage/Freehold.

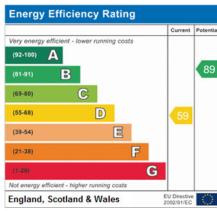


First Floor



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Viewings - Strictly by appointment with Cheshire Lamont Tarporley.

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.