



CHESHIRE  
LAMONT



**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.

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.

#### Externally

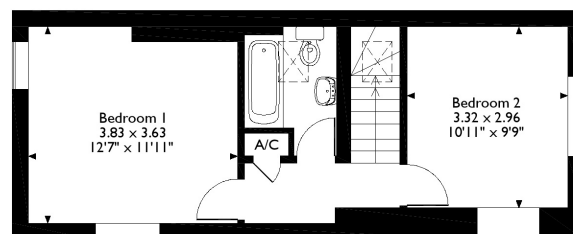
To the front of the property there are well stocked cottage style gardens to either side of the front door, off the Kitchen there is a small walled courtyard garden with pedestrian access available off Church Walk.

#### Directions

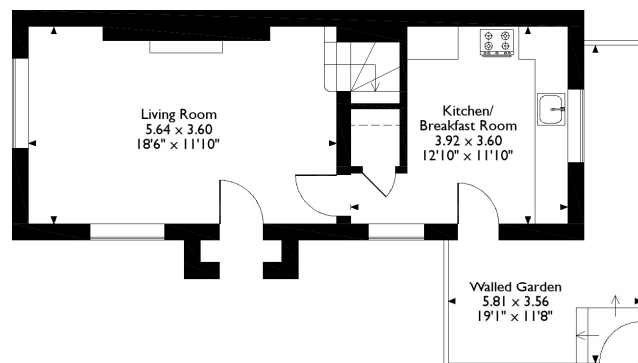
From the monument on Malpas High Street proceed up Church Street (B5069) past the church turning right immediately after the church wall into Church Walk where the property will be found.

#### Services (Not tested)/Tenure

Mains Water, Electricity, Gas and Drainage/Freehold.

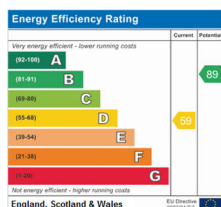


First Floor



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.**

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