



CHESHIRE  
LAMONT



Situated within a small and secluded cul-de-sac off Church Street this Detached Four Bedroom property offers spectacular views to the Welsh Hills and is conveniently situated within walking distance of the Malpas High Street. The property does need some modernisation and improvement, however, presents the opportunity for a purchaser to personalise the property to their own specification.

- Reception Hall, Living Room, Sitting Room, Versatile Dining Room/Playroom, Kitchen, Utility, Cloakroom.
- Master Bedroom with balcony offering spectacular views to the Welsh Hills, Dressing Room and En-suite Shower Room, three further Bedrooms all with built in wardrobes, Family Bathroom.
- Ample parking to the front, enclosed secluded rear garden with attractive rear views to the Welsh Hills.
- New plumbing including gas boiler fitted in 2020.
- Situated within a small secluded cul-de-sac of just eight properties approximately 200 metres of Malpas High Street.

#### Location

The prosperous village of Malpas with its bustling High Street, historic church, and the highly sought-after Bishop Heber High School. 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. The historic City of Chester is just 14 miles. Whitechurch 5.5 miles - Wrexham 12 miles - Nantwich 13 miles - Chester 15 miles.

#### Accommodation

A part glazed and panelled front door opens to the **Reception Hall** with staircase to first floor under stairs cupboard and a **Cloakroom** fitted with a low level WC and pedestal wash hand basin. The property provides three generous reception rooms, Kitchen and Utility Room to the ground floor. The **Living Room 4.4m x 3.6m** benefits from a central fireplace incorporating a living flame coal effect gas fire and a large picture window to the front. To the rear of the property there is a **Versatile Sitting Room 3.6m x 3.6m** which offers spectacular far reaching views to the Welsh Hills in the distance via a set of glazed





double doors which open onto the rear garden. The **Kitchen 3.2m x 2.6m** also enjoys similar views to the Welsh Hills and is fitted with wall and floor cupboards, a work surface incorporates a stainless steel sink unit and drainer, there is an integrated dishwasher and space for a freestanding cooker and breakfast table, a sliding door opens to the **Utility Room 2.9m x 1.6m**, this is plumbed for a washer dryer and provides space for a free standing fridge freezer. There is a door to the garden and a further door to a spacious **Versatile Dining Room/Playroom 5.8m x 2.9m**, this has a large picture window to the front.

To the first floor there are four bedrooms, the **Master Bedroom Suite 7.6m x 2.9m** overall and provides a generous **Bedroom Area 4.2m x 2.9m**, glazed double doors open onto a West facing balcony which overlooks the garden and offers spectacular elevated views across the village, cricket and sports ground to the Welsh Hills in the distance. Off the Bedroom there is a **Dressing Room** with fitted wardrobes with an **En-Suite Shower Room** beyond. **Bedroom Two 4.0m x 3.6m** is situated at the front and benefits from built in wardrobes, **Bedroom Three 3.6m x 3.5m** and **Bedroom Four 3.1m x 1.8m**. Both benefit from spectacular views towards the Welsh Hills and have built in wardrobes. There is a **Family Bathroom** fitted with panelled bath and shower attachment, pedestal wash hand basin, low level WC.

#### Externally

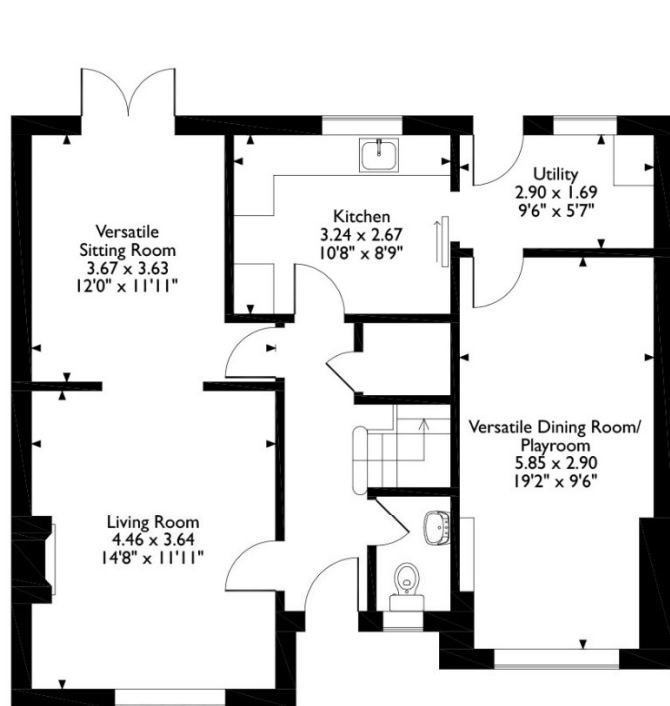
Hayside Walk is a small cul-de-sac of eight similar properties situated within a quiet secluded position off Church Street within 200 metres of Malpas High Street. Number One is situated at the end of the cul-de-sac with parking to the front for a number of cars. Access can be taken along either side of the property to the enclosed secluded rear garden which includes a raised **Sitting Area** with steps leading down to lawned gardens beyond which includes a timber framed garden shed. The rear garden overlooks the village sports ground and enjoys far reaching views to the Welsh Hills.



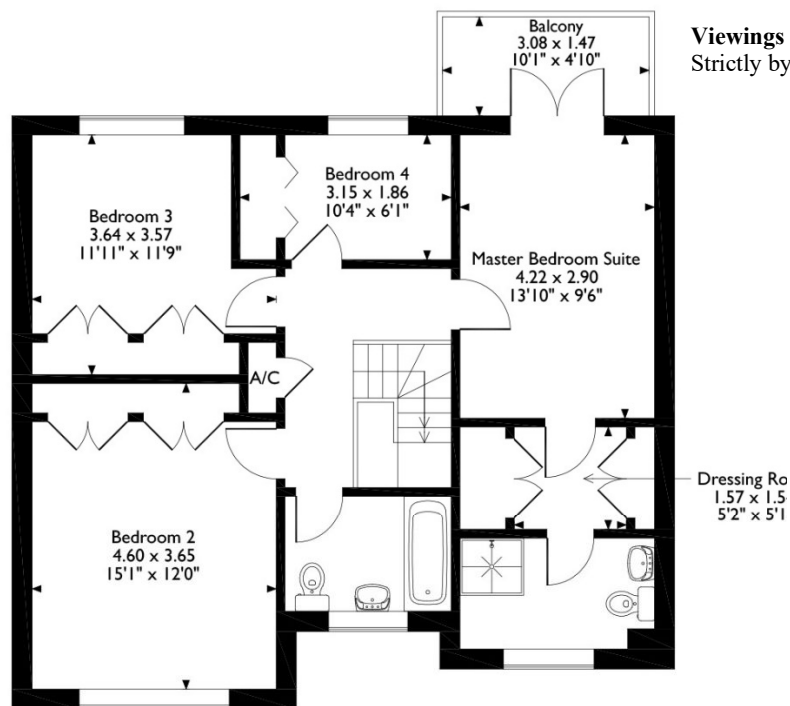


Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A	69	80
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Approximate Gross Internal Area  
1546 sqft/144 sqm



**Ground Floor**



**First 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.

### Directions

From the High Street in Malpas turn up Church Street by the monument and continue down Church Street turning right into Hayside Walk where the property will be found in the far left hand corner.

### Services (Not tested)/Tenure

Mains Water, Electricity, Gas and Drainage/Freehold.

### 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.

CH01 Ravensworth 01670 713330

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

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

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