



Old Hall Street, Malpas.



# Dower House. Old Hall

## Street, Malpas. SY14 8NE

A stunning village centre three-bedroom property fitted with bespoke Tegla handmade kitchen, two well-appointed bath/shower rooms, secluded gardens, single garage and solar panels benefiting from a feed-in tariff.

- Attractive Living Room, 10.2m Open plan Kitchen/Dining/Family Room fitted with bespoke handmade kitchen and bifold doors opening to the rear garden, Study/Guest Bedroom, Utility, Cloakroom.
- Three Double Bedrooms, two well-appointed Bath/Shower Rooms.
- Single Garage (accessed via a shared driveway), enclosed secluded well stocked rear garden.
- Solar Panels benefiting from a feed in tariff.

### Location

The prosperous village of Malpas has a bustling High Street, historic church and the highly sought after Bishops Heber High School. Outstanding walks 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 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.

### Accommodation

An oak framed storm porch sits above the front door. This opens to the Entrance Hall with staircase rising to the first floor and door to a well-proportioned **Living Room 6.1m x 3.7m**, features include a bay window overlooking Malpas High Street, an original fireplace with an exposed brick fire back and canopy above an open grate, there's an exposed ceiling timber, understairs cupboard and door to both the adjacent **Kitchen/Breakfast Room** and **Dining/Family Room** to the rear.

The stunning **Open Plan Kitchen/Dining/Family Room 10.2m** overall is the hub of this attractive home, the **Kitchen/Breakfast Room 6m x 4.6m** is fitted with a bespoke **Tegla** handmade kitchen, complimented with marble effect quartz worksurfaces which create a four-person breakfast bar. Appliances include a large induction hob with built-in extractor filter, two fan assisted ovens, dishwasher and a freestanding American style fridge-freezer set within a housing unit, a herringbone pattern timber effect floor runs throughout the kitchen and continues seamlessly into the versatile light and airy **Dining/Family Room 4.3m x 4m** this benefits from bifold doors opening onto the garden, a vaulted ceiling with Velux



roof light and a **Study/Guest Bedroom 4m x 1.9m** off, which has a window overlooking the rear garden.

There is also a **Utility Area and Cloakroom** to the ground floor. The utility area is fitted with additional wall and floor cupboards, a timber worksurface sits above a Belfast style ceramic sink unit, there is a stack system housing unit for a washing machine and tumble dryer. The cloakroom has a low-level WC with wash hand basin.

**First Floor Accommodation**

To the first floor, there are **Three Double Bedrooms** and **Two Bath/Shower Rooms**.

**Bedroom One 4.7m x 3m** has a bay window to the front and benefits from a generous well-appointed **En-suite Shower Room 2.5m x 2.1m**. **Bedroom Two 3m x 3.7m** deepening to 4.6 m into wardrobe/dressing table recess, also has a bay window to the front. **Bedroom Three 3.5m x 2.9m** overlooks the rear garden. The well-appointed **Family Bathroom** is fitted with a panel bath, large shower facility with drench showerhead, contemporary wash handbasin set upon a wall mounted washstand with drawer units beneath, low level WC, heated towel rail.

**Externally**

The property is accessed via a shared driveway with a neighbouring property; this leads to a parking area to the front of the **Single Garage 5.3m x 2.7m** accessed via an up and over door. Off the driveway a gate gives access to the enclosed and secluded rear garden, sandstone steps rise to an extensive patio area ideal for alfresco entertaining, this is edged with mature well stocked borders. From the patio a pathway gives access to a **Garden Store** and outdoor WC facility. A further set of sandstone steps rise to a shaped lawned area which again is particularly secluded and benefits from mature well stocked borders.

**Services**

Mains water, electricity, gas and drainage. The property benefits from solar panels which are subject to a feed-in tariff.

**Tenure**

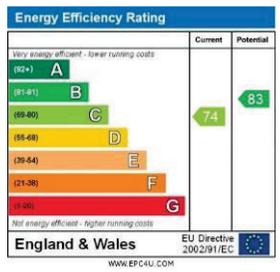
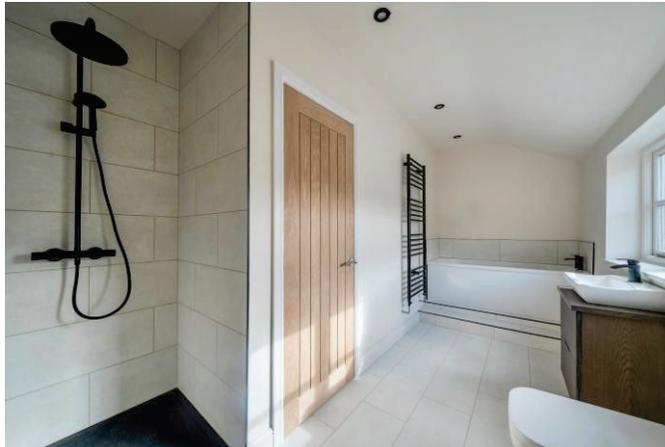
Freehold.

**Directions**

**What3words - sheepish.stealing.bench.** From the centre of Malpas village passing the Cross on the right-hand side the property will be found shortly after, opposite The Lion Inn on the right.

**Viewings**

Through Cheshire Lamont’s Tarporley Office. 01829 730700.





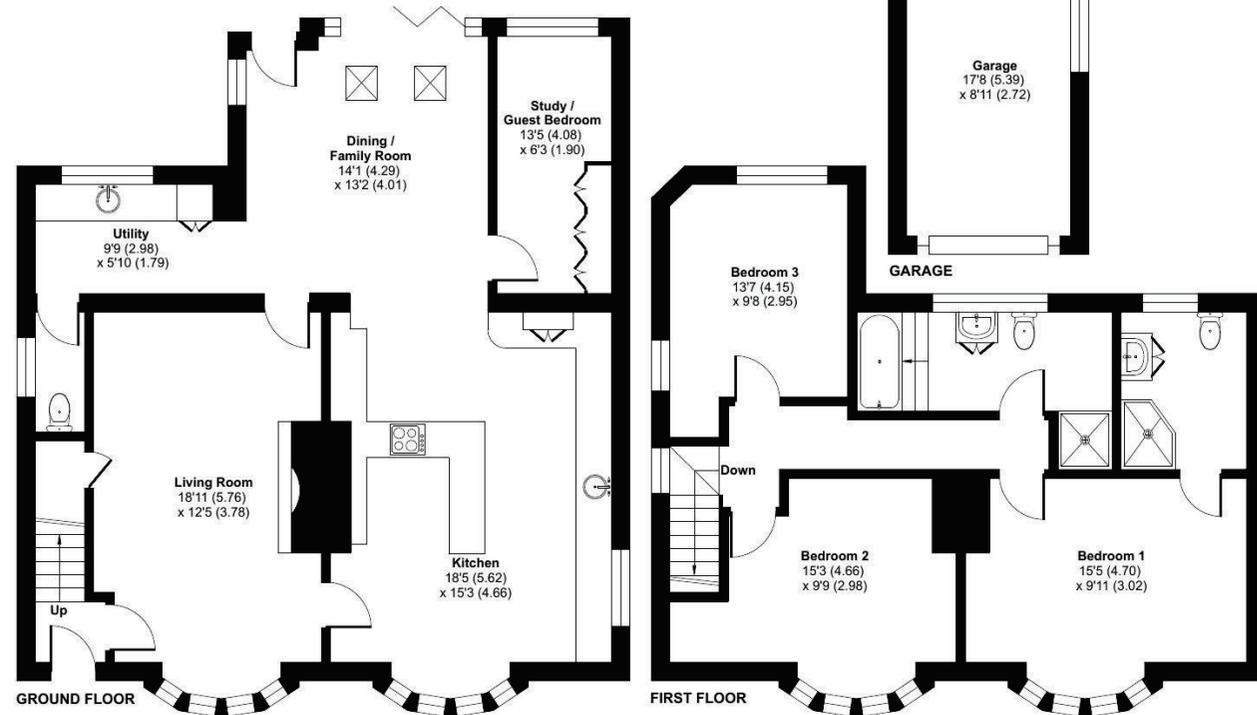
# Old Hall Street, Malpas, SY14

Approximate Area = 1674 sq ft / 155.5 sq m

Garage = 158 sq ft / 14.6 sq m

Total = 1832 sq ft / 170.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cheshire Lamont. REF: 1420999

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