



HINCHLIFFE  
HOLMES



GRIFFIN HOUSE





#### **GROUND FLOOR**

Entrance Hall  
Lounge  
Study  
Family Dining Kitchen  
Pantry  
Utility Room  
WC

#### **FIRST FLOOR**

Landing  
Bedroom One  
En-suite  
Dressing Room  
Bedroom Two  
En-suite  
Bedroom Three  
Bedroom Four  
Bathroom

#### **OUTSIDE**

Double Garage  
Parking  
Gardens

# GRIFFIN HOUSE

Chester Road | Nomans Heath | Malpas | SY14 8DR

Situated in a most sought-after quiet village location, an individually designed, bespoke detached family home with high specifications and superb flexible accommodation in excess of 3,000 sq.ft. (inc. Double Garage and Room Above). South-west facing private landscaped gardens, excellent outside entertainment space with views across open farmland, driveway providing off-road parking for several vehicles and detached double garage with room above.

No Mans Heath is delightful rural location which offers a Post Office, village shop and Public House.

Nearby is the historic and picturesque Cheshire village of Malpas which is recorded in the Domesday Book and features a fine gothic church and many period buildings in a variety of architectural styles. This thriving village has a bustling High Street that provides a range of shops, public houses, and restaurants. The village caters for families with children of all ages, having a good primary school and an OFSTED rated 'outstanding' secondary school with sixth form

college, whilst the Kings and Queens Schools in Chester provide excellent private education.

Malpas has a village recreation ground, and Carden Park Hotel provides spa and leisure facilities and two championship golf courses. The surrounding area offers much that will appeal to sports and outdoor enthusiasts including nature walks along the Sandstone Trail, and the Peckforton and Bickerton Hills, fishing at the Mere in Ellesmere, Cheshire Polo Club in Little Budworth, motor racing at Oulton Park, and horse racing at Chester and Bangor-On-Dee.

Malpas is located within an easy driving distance of a convenient network of A-roads including the A41, A49, A525, and A534, which, amongst other destinations, facilitate travel to Chester and Wrexham, both of which provide university education. The A41 also provides a convenient link to the M53 and M56 near Chester, which facilitate travel to a number of commercial destinations within the North-West.



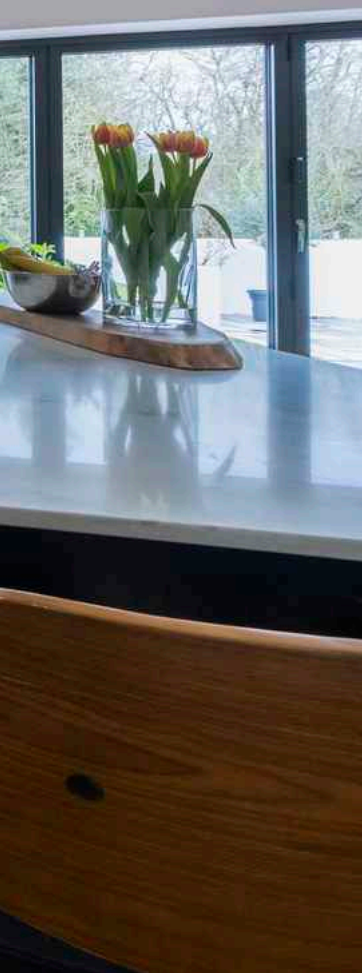


































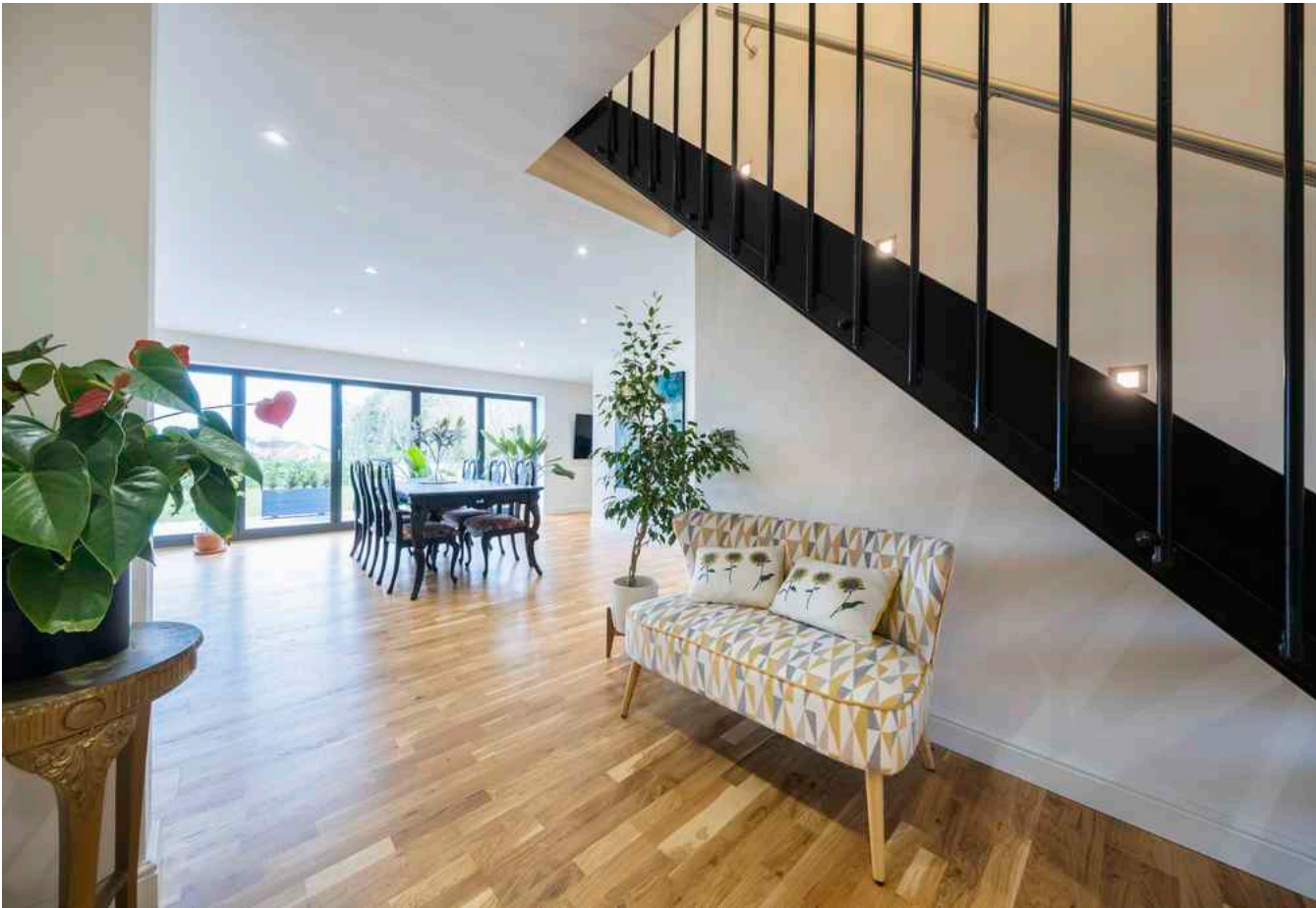










































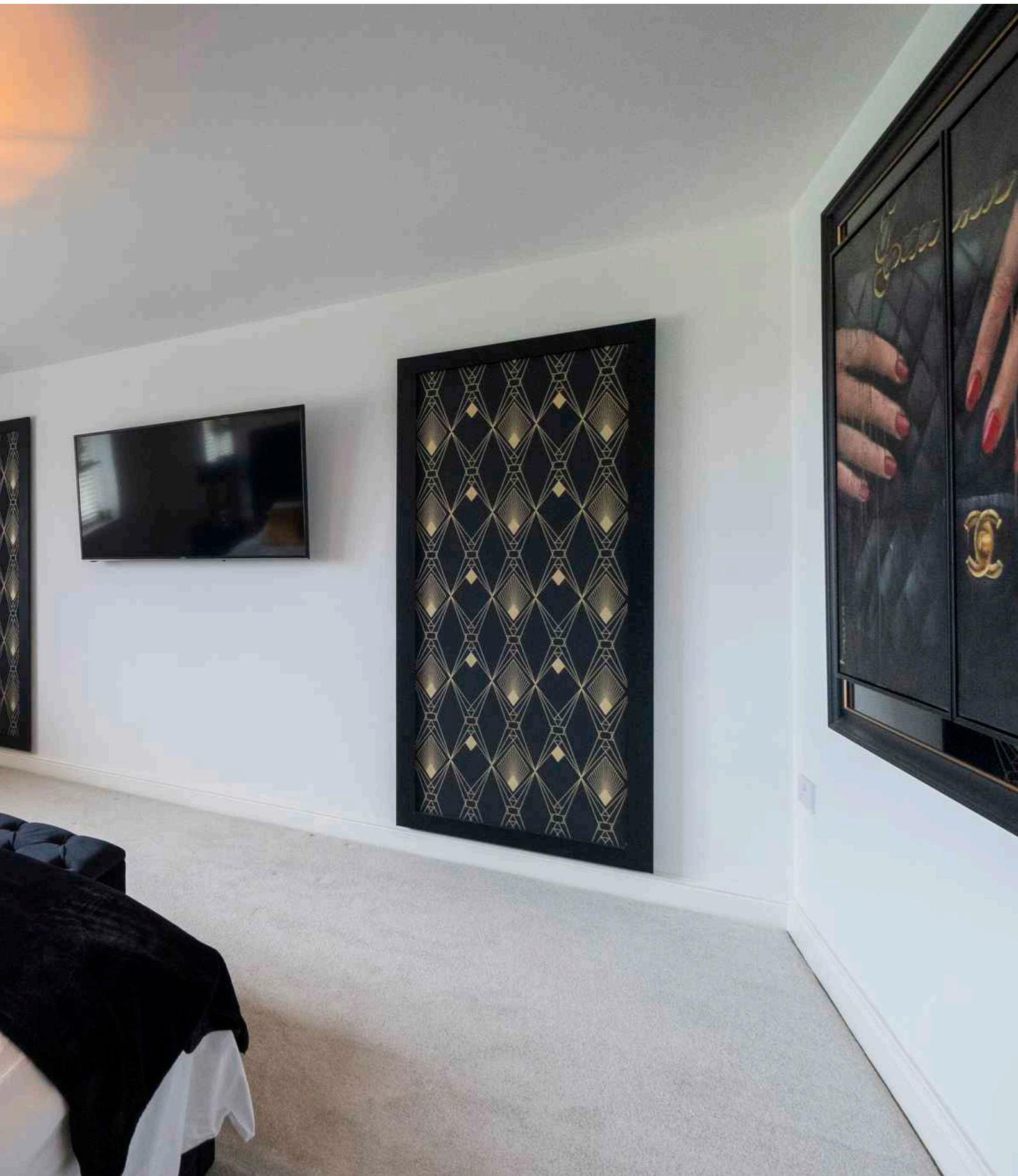


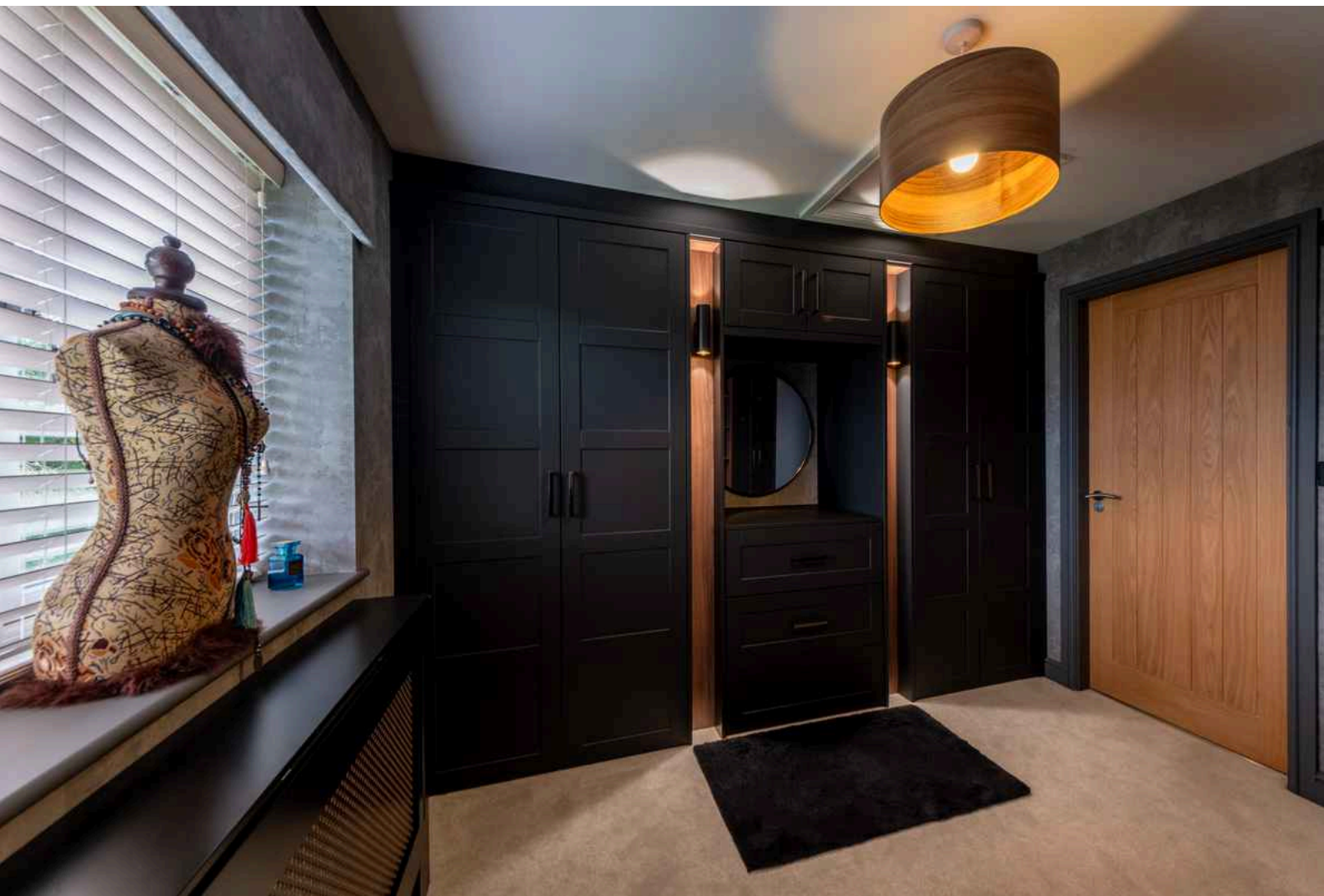




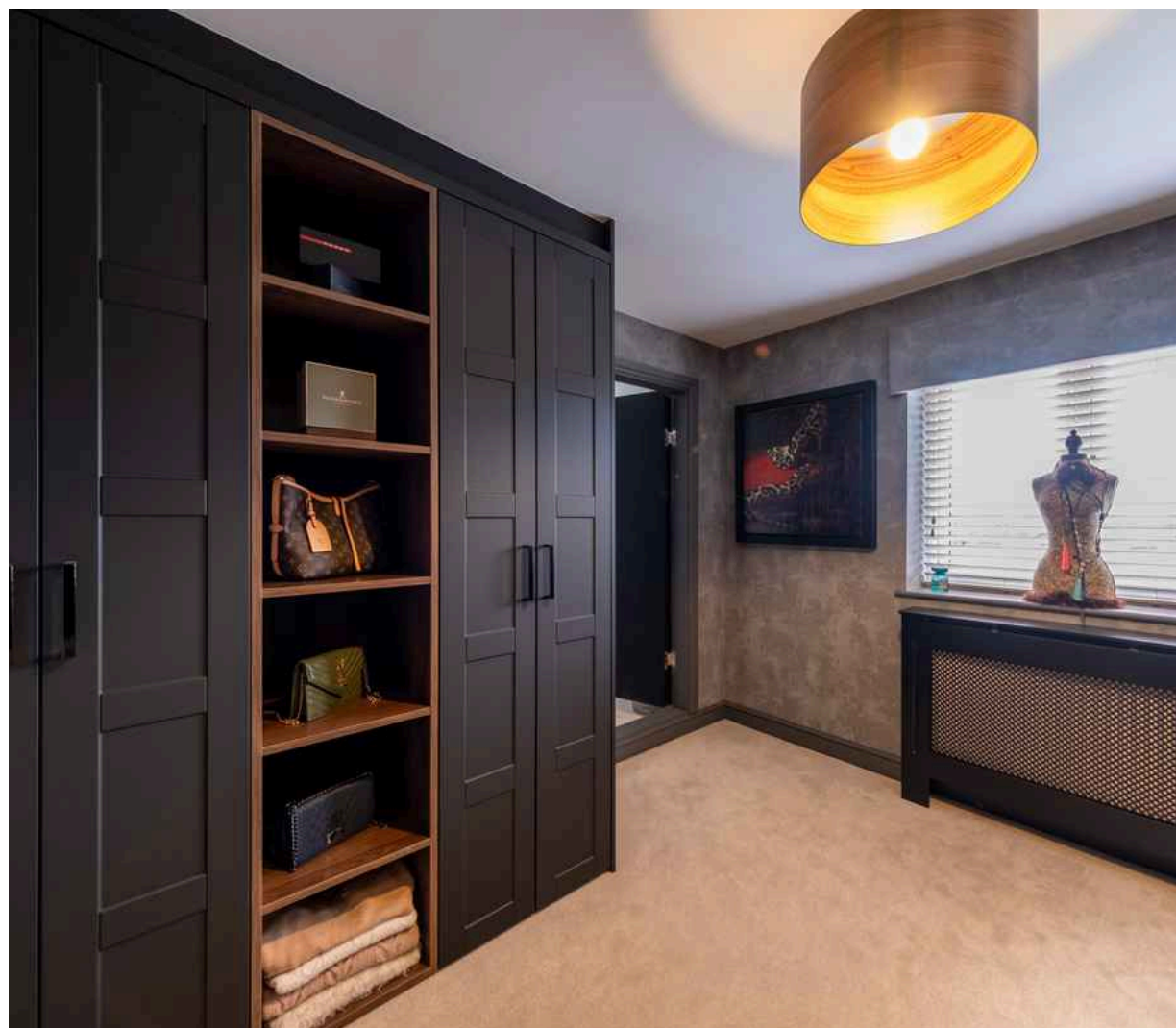


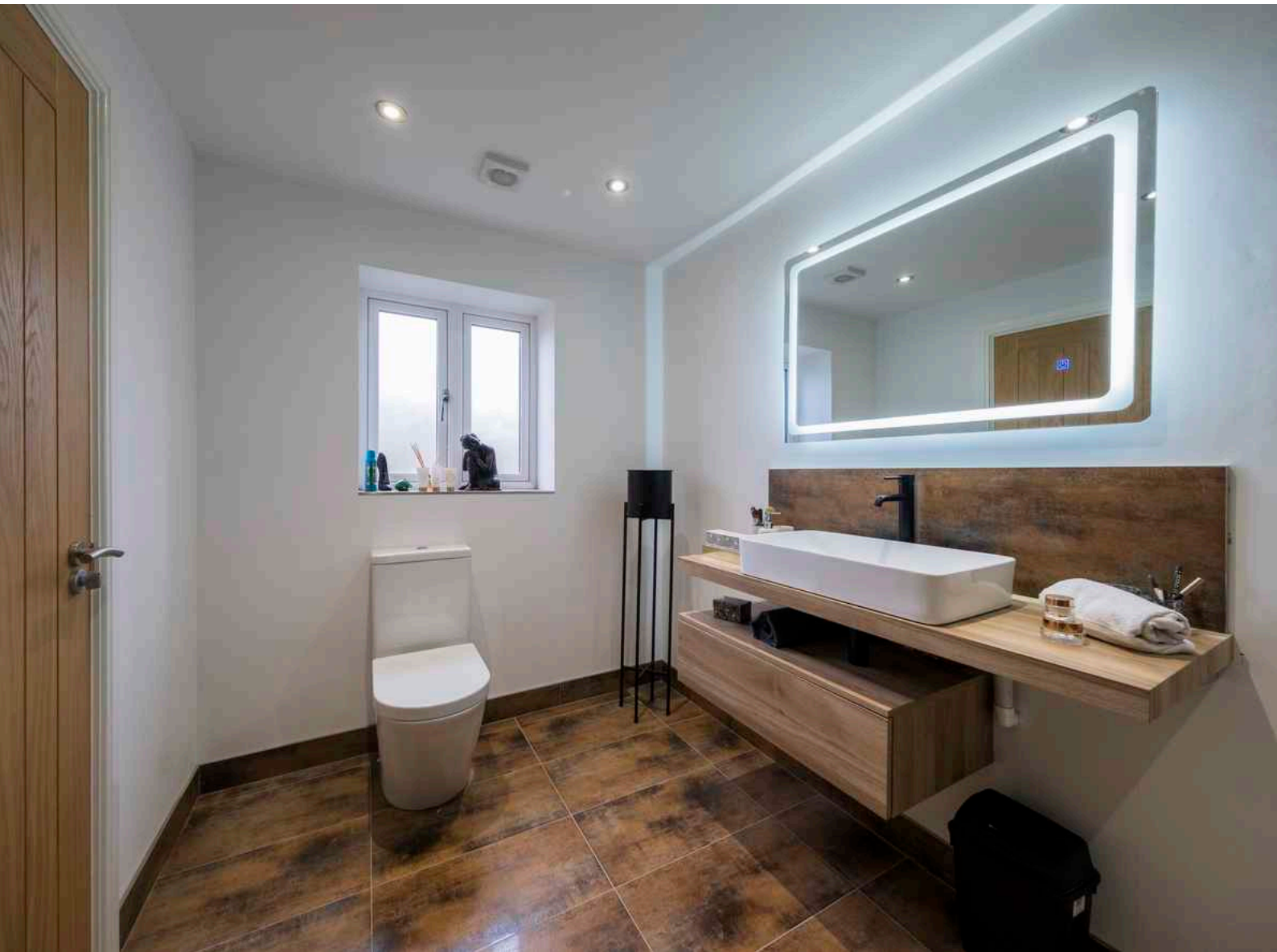




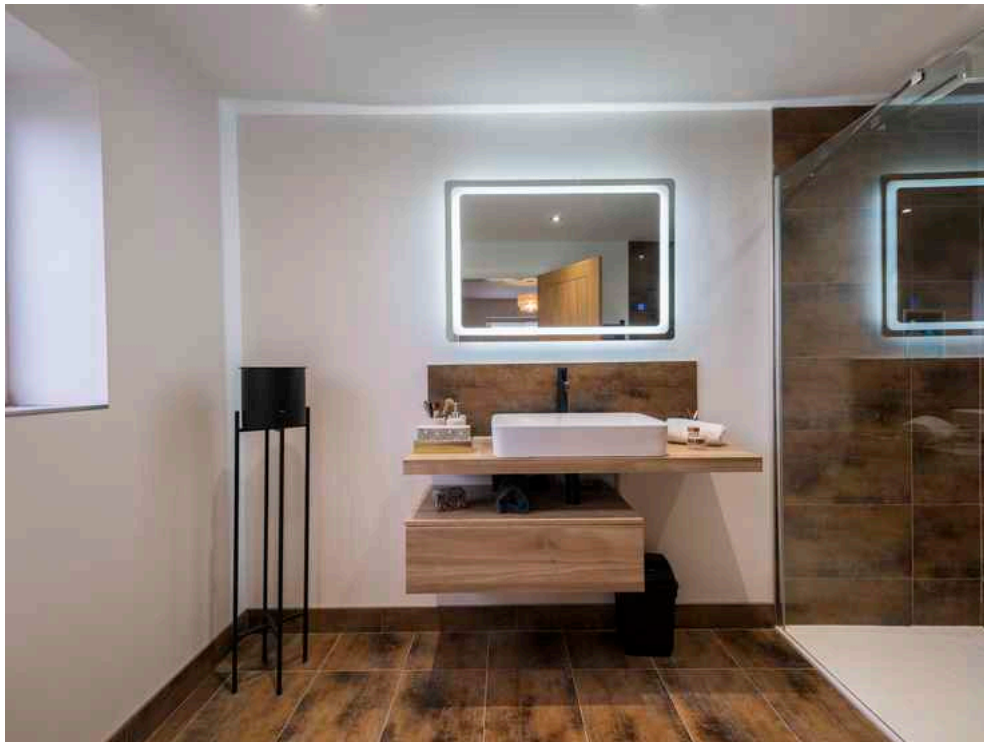
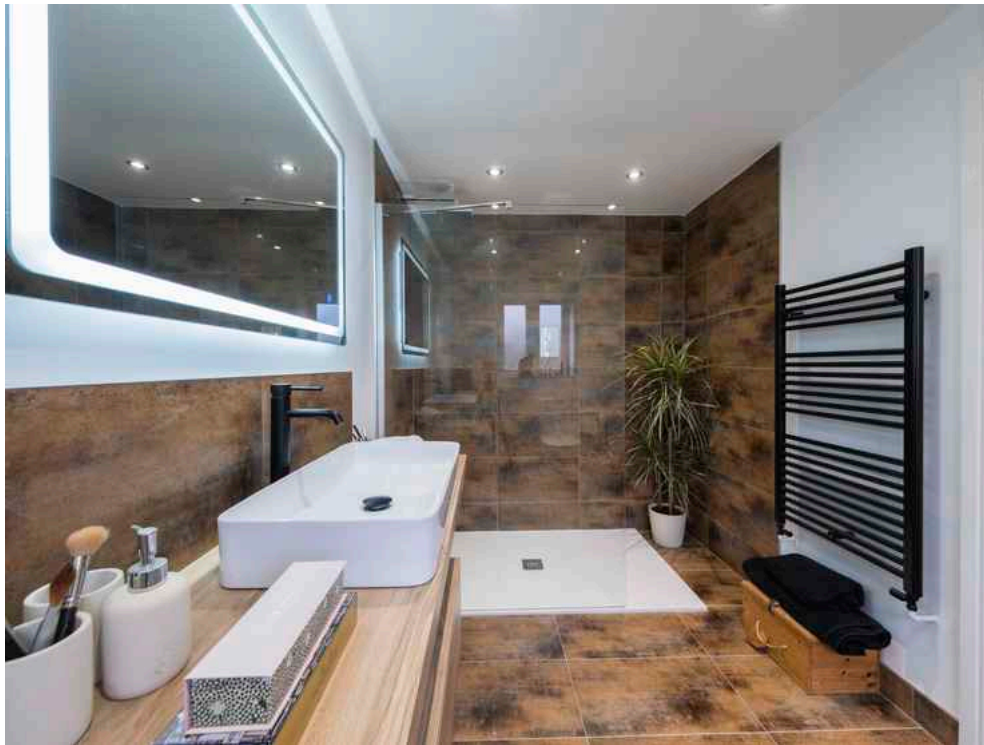






























































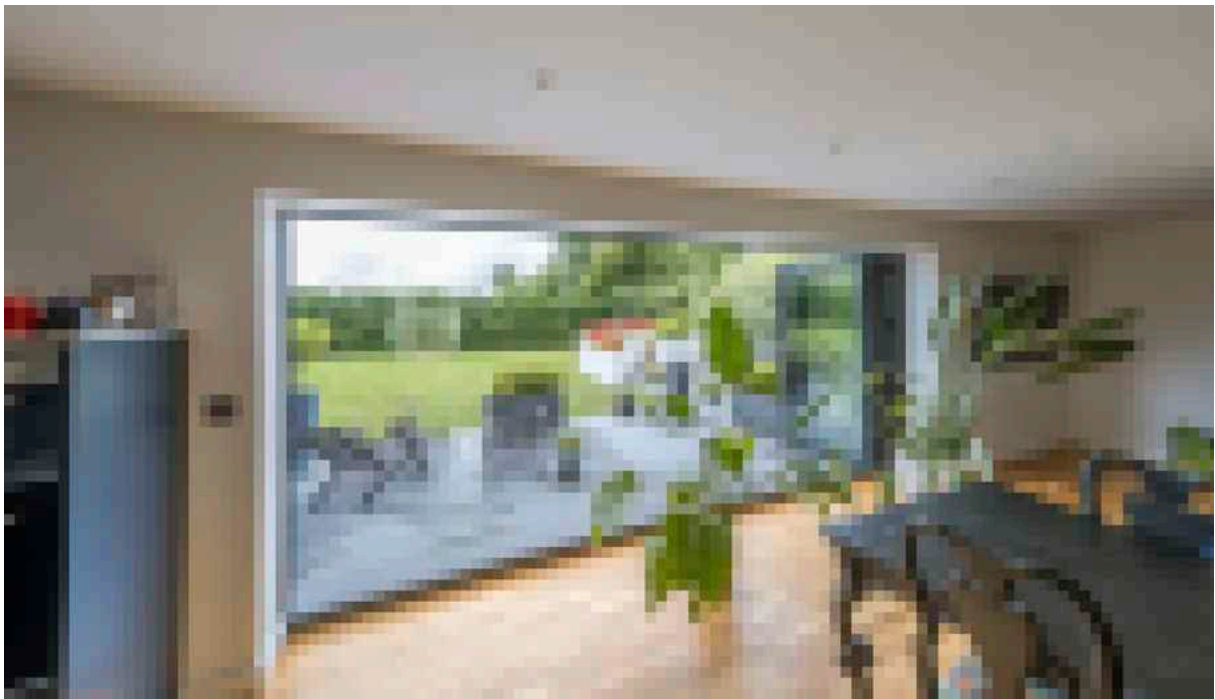










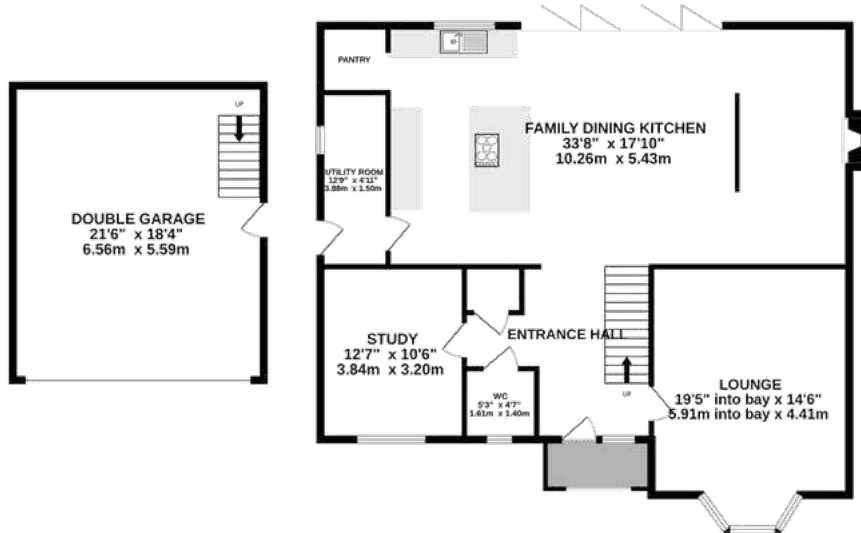




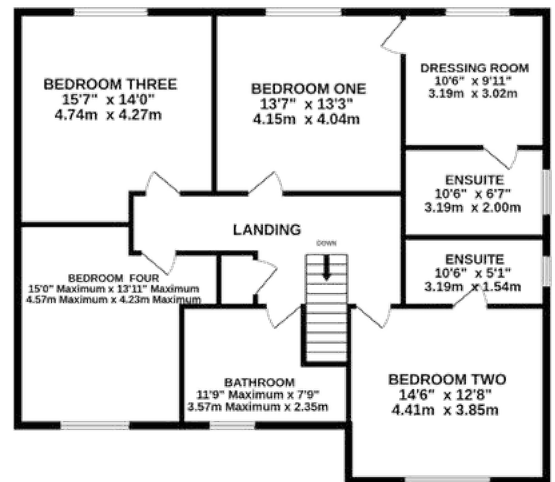
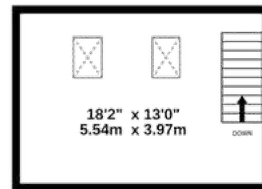




**GROUND FLOOR**  
1647 sq.ft. (153.0 sq.m.) approx.



TOTAL FLOOR AREA : 3100 sq.ft. (288.0 sq.m.) approx.



**1ST FLOOR**  
1453 sq.ft. (135.0 sq.m.) approx.

**TENURE**

Freehold. Subject to verification by Vendor's Solicitor.

**SERVICES (NOT TESTED)**

We believe that mains water, electricity, gas central heating are connected.

**LOCAL AUTHORITY**

Cheshire West And Chester. Council Tax – Band F.

**POSSESSION**

Vacant possession upon completion.

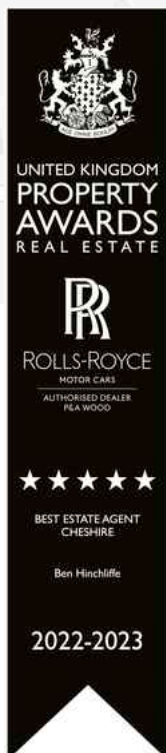
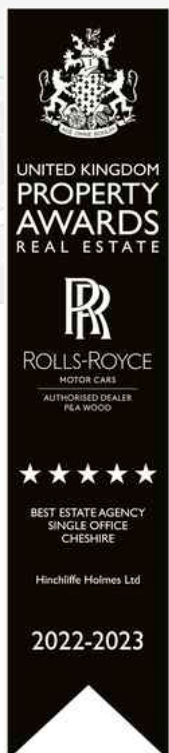
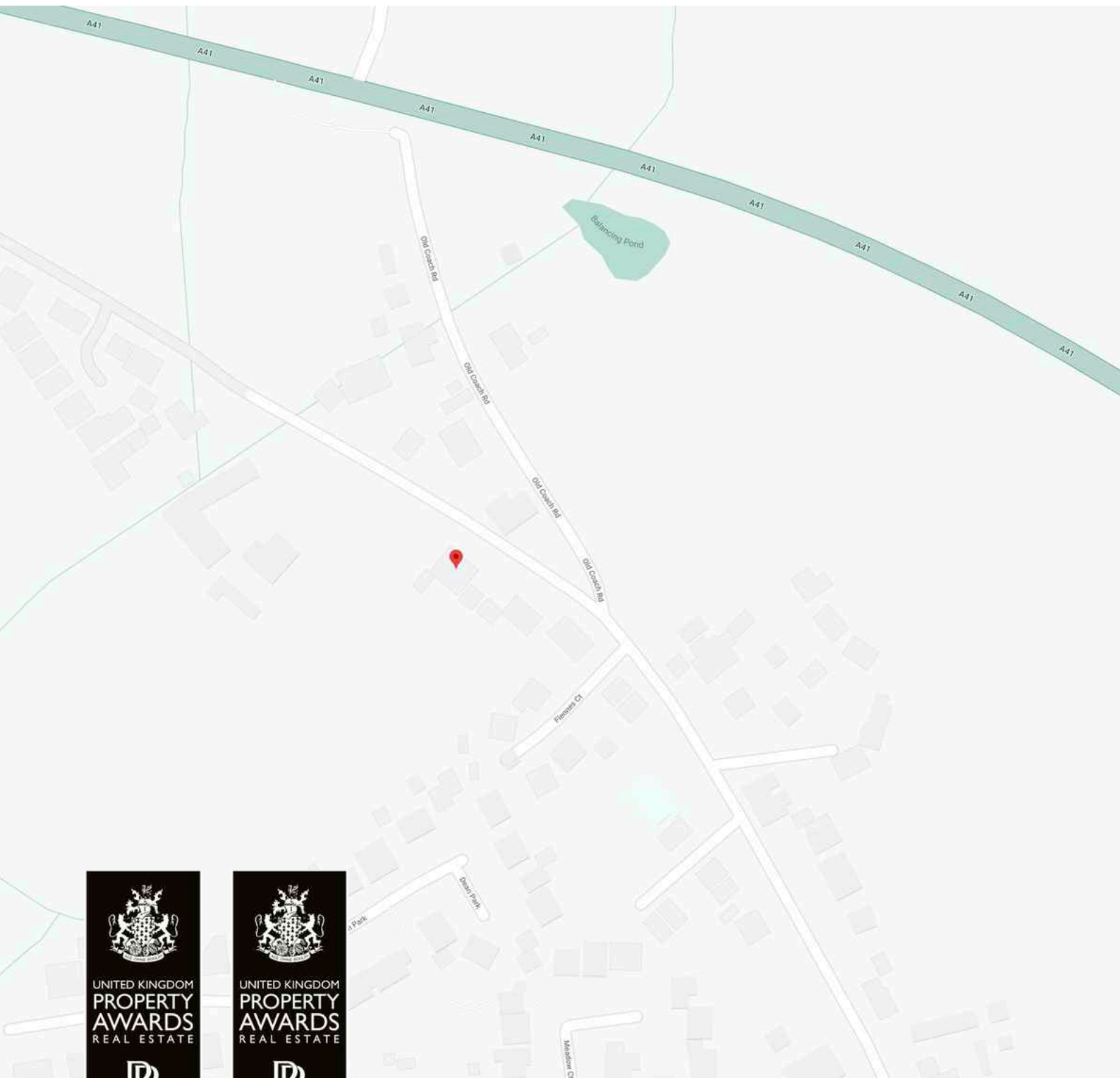
**VIEWING**

Viewing strictly by appointment through the Agents.

NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.
- (iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





# LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



Let Only  
Rent Collect  
Managed  
Complete Managed



# MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.



Remortgage  
Commercial - Buy-to-let  
First time Buyer - Next Time Buyer  
Fixed Rate - Flexible - Tracker - Discounted



# LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.





An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

# EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



INDEPENDENT ESTATE AGENTS

SALES | LETTINGS | MORTGAGES  
LAND & NEW HOMES | PROPERTY MANAGEMENT

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