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HENCHIFFE  
HOLMES

LABURNUM COTTAGE





#### **GROUND FLOOR**

Covered Porch | Kitchen | Pantry | Sitting Room  
Lounge | Dining Area | Utility Room

#### **FIRST FLOOR**

Landing | Bedroom One | Bedroom Two  
Bedroom Three | Bathroom

#### **OUTSIDE**

Parking | Gardens

# LABURNUM COTTAGE

Sarn | Malpas | SY14 7LN

Situated in a peaceful sought-after semi-rural village location, an extended and charming detached family home with flexible accommodation, many character features and scope for modernisation. Extensive landscaped private gardens and driveway providing off-road parking for several vehicles.

Malpas is a historic and picturesque Cheshire village that 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 is within 5 miles and 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.









































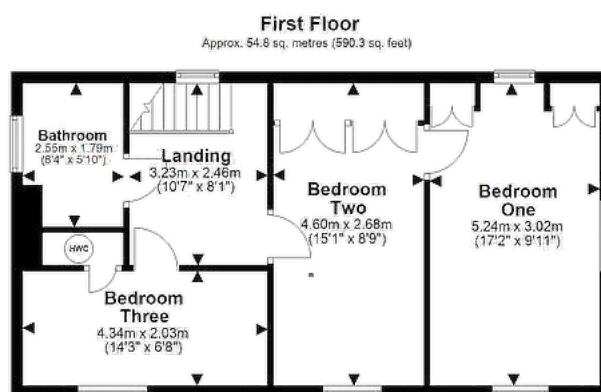












#### TENURE

Freehold. Subject to verification by Vendor's Solicitor.

#### SERVICES (NOT TESTED)

We believe that mains water, electricity and private drainage are connected.

#### LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band E.

#### 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;
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what3words: target.overnight.spectacle





**Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley and Northwich.**

The business was founded with a passion for providing properties that are accessible to clients at all stages of their working and family lives. Most importantly it provides an exciting approach

to the property market meeting the personal needs of our clients.

Hinchliffe Holmes specialises in the sale of town and country properties, shaping its reputation on a bespoke level of quality advice, superb local knowledge and exceptional customer service, along with maximum exposure of all properties through our wide advertising and marketing ability.

## **EXCLUSIVE LISTINGS**

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.

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.

## **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.

## **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.

## **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.

## **PROPERTY MANAGEMENT**

With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.

more than  
**30,000**  
viewings arranged

**£600 MILLION**  
worth of property sold

on average  
**99.1 %**  
of asking price  
achieved

**OVER 7,000 OFFERS**





UNITED KINGDOM  
**PROPERTY AWARDS**  
REAL ESTATE



ROLLS-ROYCE  
MOTOR CARS  
AUTHORISED DEALER  
P&A WOOD

★★★★★  
BEST ESTATE AGENCY  
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2021-2022



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2022-2023



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**GOLD**



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**HOLMES**

**INDEPENDENT ESTATE AGENTS**

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

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