



**Mature Semi-Detached Country House**

**3 Bedrooms**

**Open Countryside To Front, Side & Rear**

**Scope For Modernisation & Improvement**

**Ample Space For Extension (Subject To Planning)**

**Catchment Area For Bishop Heber High School**

**16 Long Lane**  
Larkton, Nr Malpas SY14 8LP

**Offers Over £290,000**



## **Fed up with the humdrum of city/town life and feel the need to "escape to the country"? If so, we may have the property for you!**

Okay, so the house itself may not be perfect....

For sure, you are likely to want to replace the kitchen, tweak the decor and upgrade the accommodation generally, but the setting undoubtedly has the 'wow factor'!

This mature semi-detached house commands far reaching rural views to the front, side and rear. Not only that, it occupies a wide plot so that there is scope for extending the house (subject to obtaining planning consent), so if you have "grand designs" to create a much larger property with your own choice of layout, fixtures and fittings, this is a blank canvas.

Others may choose to live "the good life" by utilising the gardens to their full extent by growing vegetables and keeping chickens.

In fairness, whatever the profile of the next buyer is, for many this will be bliss! The fact that you could be miles from civilization is also an illusion. There are neighbours nearby and it is well placed for access by car into nearby Malpas with its shops, doctor, dentist, pubs, restaurants and schools.

The house is well placed for travel into Malpas and is within the catchment area for the highly acclaimed Bishop Heber High School and Malpas Alport Primary School or indeed, Bickerton Primary School.

*Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566*

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



## GROUND FLOOR

**Entrance Hall** *6' 5" x 6' 2" (1.95m x 1.88m)*  
uPVC double glazed front door, ceramic tiled floor, radiator and staircase to first floor with storage cupboard below.

**Lounge** *16' 0" x 13' 8" (4.87m x 4.16m)* narrowing to *11' 11" (3.63m)*  
uPVC double glazed french double doors to rear garden, corniced ceiling and radiator.

**Kitchen/Diner** *11' 8" x 8' 11" (3.55m x 2.72m)*  
Stainless steel sink and drainer inset in rolltop working surfaces with drawers, cupboards, storage and plumbing for washing machine below, wall cupboards and Rangemaster free-standing range cooker with 5 ring electric hob and griddle with electric oven and grill below. Radiator.

**Rear Hall** *5' 1" x 4' 0" (1.55m x 1.22m)*  
Laminate flooring, radiator and external door to rear garden.

**Bathroom** *7' 9" x 4' 10" (2.36m x 1.47m)*  
White suite comprising panelled bath with electric shower unit over and glazed shower screen, pedestal wash hand basin and close coupled WC. Fully tiled walls, ceramic tiled floor, recessed ceiling spotlights and heated towel rail.

## FIRST FLOOR

**Landing** *9' 0" max x 5' 6" max (2.74m max x 1.68m max)*  
Loft access hatch and airing cupboard with hot water cylinder.

**Bedroom 1** *12' 8" x 9' 4" (3.86m x 2.84m)*  
Radiator.

**Bedroom 2** *12' 8" max x 7' 11" (3.86m max x 2.41m)*  
Radiator and built-in storage cupboard over stairs.

**Bedroom 3** *12' 4" max x 6' 2" (3.76m max x 1.88m)*  
Radiator.

**Separate WC**  
Laminate flooring, wash hand basin and low level WC.

## OUTSIDE

Brick pillars with timber gates lead to the wide gravel driveway with parking for several vehicles.

Raised lawned front garden, screened from the road by mature hedges.

Good sized rear and side gardens with lawn, raised timber deck and paved patio. Enclosed chicken run, 2 timber garden sheds and block-built store housing the Worcester oil fired central heating boiler. Oil storage tank.

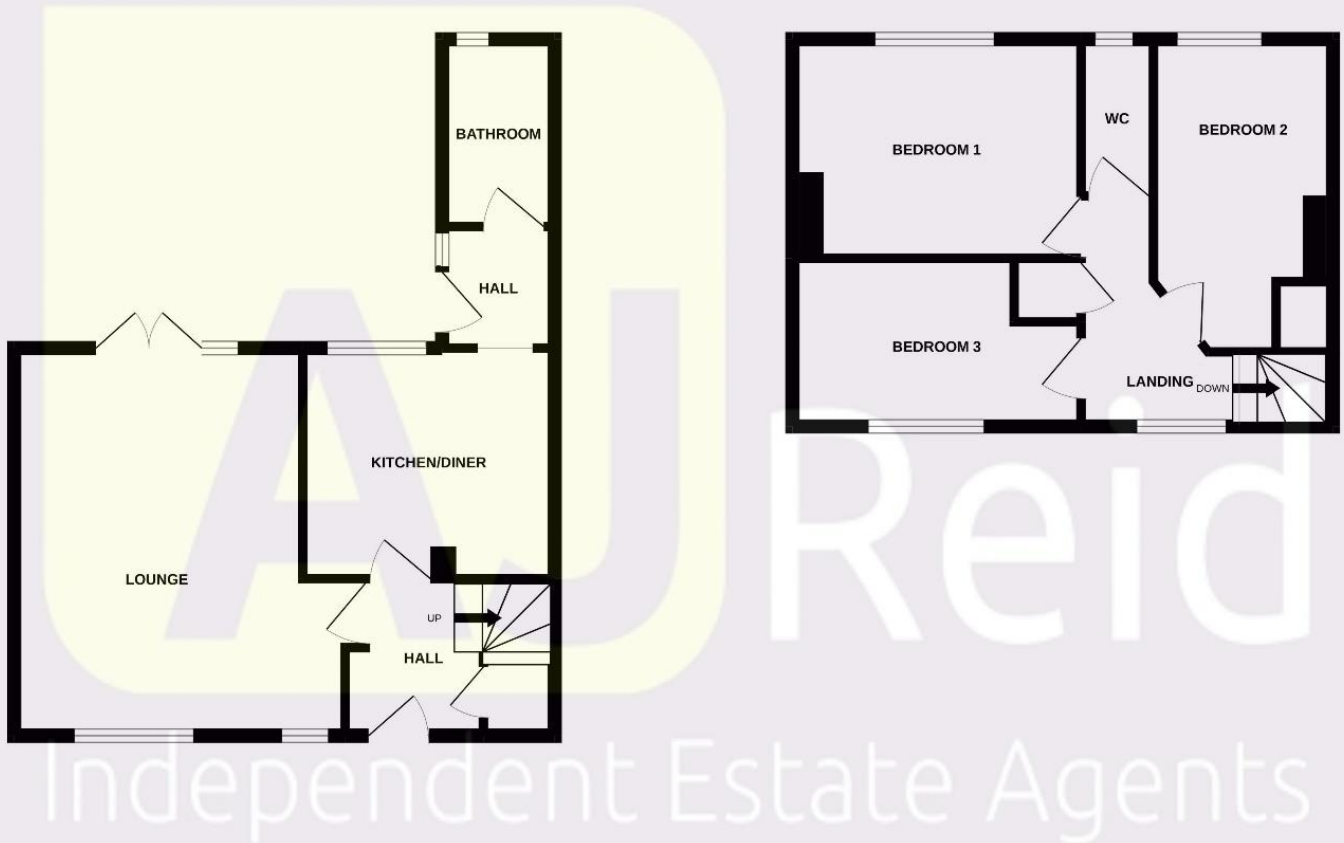
**Services**  
Mains water and electricity. Shared septic tank with neighbour.

**Central Heating**  
Oil fired boiler supplying radiators and hot water.

**Tenure**  
Freehold.

**Council Tax**  
Cheshire West and Cheshire Council - council tax band B.

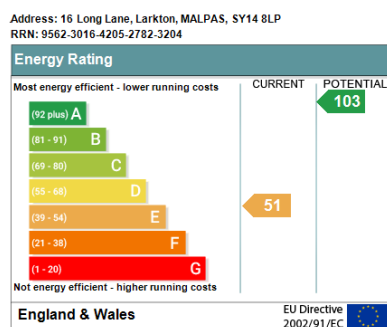
**Agents Note**  
The current owner agrees to replace the original chain link dividing boundary fence and timber posts at the rear of the property (adjoining Bunty's Cottage, 15 Long Lane, Larkton), prior to completion.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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**Directions:** From Whitchurch, head north along A41 through Grindley Brook, signposted for Chester. Follow this road for just over 5 miles and at the Hampton roundabout, turn right (fourth exit), signposted for Larkton and Bickerton. Follow Bickerton Road, branching right into Long Lane for about 1.5 miles and the property is located on the right hand side.

**Legislation Requirement:** To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.



**Referral Arrangements:** We are paid an Introducers Fee of £120 incl. VAT per conveyancing transaction referred to and signed up by certain Conveyancers and we earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.