



1 Shay Lane  
Malpas | Cheshire



LARCH  
PROPERTY



# 1 Shay Lane

Hampton, Malpas  
Cheshire, SY14 8AD

An attractive, beautifully presented, three bedroom semi detached house with outstanding rural views.

- Entrance lobby & separate wc
- Sitting room
- Kitchen/breakfast room open to dining/family room
- Utility room
- Three bedrooms (principal bedroom with dressing room & en suite shower room)
- Family bathroom
- Loft storage room
- Garden pod/1-bedroom annexe
- Landscaped gardens
- Integral garage & off-street parking

## DESCRIPTION

1 Shay Lane is a most attractive and well-presented three-bedroom semi-detached home offering breathtaking panoramic countryside views, with the added advantage of having a garden pod, offering a one bed annexe/working from home accommodation, making this a real rarity to the market.





The front door opens into the entrance lobby with a door through to the spacious sitting room set with 'Clearview' wood burning stove set into a brick and timbered fireplace. A door leads into the huge open-plan kitchen/breakfast room with is open to the dining/family room. This room is oak framed with large expanses of glass affording stunning far-reaching views of the rolling countryside, with the added advantage of not being overlooked. The kitchen has a range of wall and floor mounted cream painted units with wooden worksurfaces with a range style cooker, and a central island unit. Lying off this open plan space is a door to the rear gardens, a utility room and separate WC.

The first floor has three bedrooms, the principal bedroom enjoying the far-reaching views, a dressing room and modern fitted en-suite shower room. The two remaining good-sized bedrooms are served by an equally as impressive family bathroom. Bedroom three has solid steps up to a loft room which offers additional attic storage space.

Within the garden, there is a separate 1-bedroom annexe which offers accommodation for a dependant relative or family member, if required. Comprising a living room, galley kitchen, double bedroom with ensuite shower room.

## GARDENS

The house is well set back from the lane with a drive leading to a tarmacadam parking and turning area large enough for numerous cars. Double doors open to the integral garage with a further set of double doors to the rear, facilitating easy access to the rear gardens. To the front surrounding the parking area lies mature specimen trees and hedging, screening the house from the road.

The majority of the gardens lie to the rear all bounded by mature hedging, with a level lawned area, flower beds, two timber storage buildings and a green house. The Pod is located within the rear garden.





## LOCATION

1 Shay Lane is situated in a particularly scenic and desirable part of the rolling South Cheshire countryside. The house enjoys a private setting, with breathtaking views to each elevation over the pretty rural landscape.

Local services are provided in the nearby village of Malpas which is a short drive away, having a full range of shops, restaurants, bank and a doctors surgery. Chester, Nantwich, Wrexham and Whitchurch are all within easy reach offering supermarkets and a selection of sporting and leisure facilities.

There are several golf courses locally and the area is extremely popular for walking, the property benefiting from being within a short walk of the Sandstone Trail with access to National Trust public footpaths over the Bickerton and Larkton Hills and beyond.

On the educational front, Malpas boasts both primary and secondary schools, including the popular Bishop Heber High School (Rated Outstanding). Further afield there are both private and comprehensive schools available, including the well know Queens and Kings in Chester and Ellesmere College. Whitchurch also has a number of primary schools and a secondary school.



Despite the property's rural location, it enjoys excellent road communications being close to the A41 which links with the M53 motorway. For travel further afield Crewe station is within 17 miles, from which there is a 1 hour 45 min service to London Euston. There are international airports in both Liverpool and Manchester.

## APPROXIMATE DISTANCES IN MILES:

Malpas 3m | Whitchurch 7m | Nantwich 12m  
Wrexham 14m | Chester 15m | Ellesmere 17m  
Shrewsbury 27m | Stafford 40m



## DIRECTIONS

What Three Words: logs.populate.fillers

From Whitchuch, follow the A41 to Chester and prior to approaching Hampton roundabout (Forts of India restaurant) turn right at the crossroads onto Shay Lane. Follow Shay Lane for about one mile and the property will be found on the left-hand side.

## PROPERTY INFORMATION

TENURE: Freehold

EPC RATING: C

Annex: Exempt (as detached & under 50 square meters)

SERVICES:

House: Mains electricity & water, oil fired central heating boiler, under floor heating to the kitchen/breakfast/dining/family rooms, septic tank drainage (shared with neighbour).

Annex: under floor heating off the main house boiler, broad band.

AGENTS NOTE:

- The pod in the garden does not have planning permission, but the owner has informed us that it has been there for about 10 years, and therefore we believe it may be possible to apply for retrospective planning.
- The property is currently tenanted and the tenant requires two months notice.

LOCAL AUTHORITY: Cheshire West & Chester Council

Phone number: 0300 123 8123

TAX BAND: B

£1,764.64 payable for 2023/24



## Shay Lane

Total Approx. Floor Area 1936 Sq.ft. (179.9 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Annex



Annex



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Shropshire (Head Office)

Address: Franks Barn, Preston on Severn, Uffington, Shrewsbury, SY4 4TB

Contact Number: 01743 709249

Website: [larch-property.co.uk](http://larch-property.co.uk)

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