



**Barbers**

**Rose View, High Street, Malpas**

# Rose View, High Street, Malpas



## Rose View, High Street, Malpas, Cheshire, SY14 8NN

**£499,995 Region**

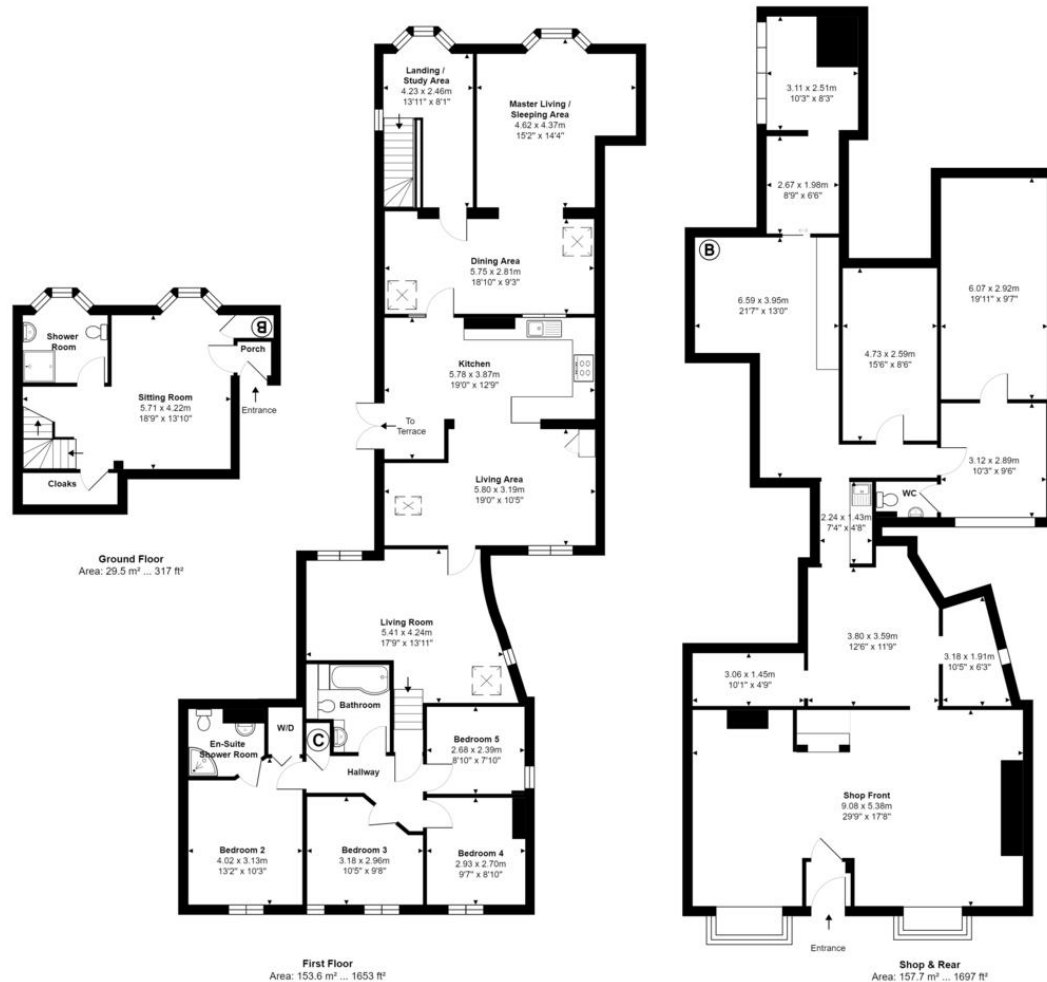
This is a rare opportunity to purchase a charming Grade II Listed four-bedroom Town House with a prominent High Street Retail/Office unit, ideal for those who need space for their own business or alternatively could provide an additional rental income, as we understand the current owners are regularly approached by business owners enquiring about renting the Retail/Office unit. Full of character, and conveniently situated in the heart of the bustling South Cheshire village of Malpas, the property benefits from having off road parking and beautiful, mature gardens, this is a unique and very much-loved family home. The generous and well-presented accommodation includes Four Bedrooms, Three Bathrooms, Three Reception Rooms and a lovely Kitchen. Externally, the delightful and very private rear garden is superb and comprises well stocked borders filled with an abundance of established shrubs, plants and trees as well as lawned and decked areas provide a wonderful space for relaxing and al fresco dining. This fantastic property really is something special and we feel an internal inspection is essential to truly appreciate everything it has to offer.

**LOCATION** Malpas is a busy village in South West Cheshire, it enjoys the benefits of several schools with excellent ofsted reports, restaurants and pubs, and a selection of shops. Whitchurch is 5 miles away and is a busy historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, three large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.

## Floor Plan

Not to scale

ROSEVIEW, HIGH STREET, MALPAS, CHESHIRE, SY14 8NN



### GROUND FLOOR ACCOMMODATION

**SITTING ROOM** 18' 9" x 13' 10" (5.72m x 4.22m) max

**SHOWER ROOM** 7' 6" x 7' 4" (2.29m x 2.24m)

### FIRST FLOOR ACCOMMODATION

**LANDING**

**LIVING ROOM** 15' 2" x 14' 4" (4.62m x 4.37m)

**DINING ROOM** 18' 10" x 9' 3" (5.74m x 2.82m)

**KITCHEN** 19' 0" x 12' 9" (5.79m x 3.89m)

**DINING AREA** 19' 0" x 10' 5" (5.79m x 3.18m)

**SITTING ROOM** 17' 9" x 13' 11" (5.41m x 4.24m)

**INNER LANDING**

**MASTER BEDROOM** 13' 2" x 10' 3" (4.01m x 3.12m)

**EN SUITE** 6' 8" x 4' 8" (2.03m x 1.42m)

**BEDROOM TWO** 10' 5" x 9' 8" (3.18m x 2.95m)

**BEDROOM THREE** 9' 7" x 8' 10" (2.92m x 2.69m)

**BEDROOM FOUR** 8' 10" x 7' 10" (2.69m x 2.39m)

**FAMILY BATHROOM** 8' 1" x 7' 4" (2.46m x 2.24m)

### SHOP PREMISES:

**SHOP FRONT** 29' 9" x 17' 8" (9.07m x 5.38m)

**ROOM ONE** 10' 1" x 4' 9" (3.07m x 1.45m)

**ROOM TWO** 12' 6" x 11' 9" (3.81m x 3.58m)

**ROOM THREE** 10' 5" x 6' 3" (3.18m x 1.91m)

**ROOM FOUR** 21' 7" x 13' 0" (6.58m x 3.96m)

**ROOM FIVE** 15' 6" x 8' 6" (4.72m x 2.59m)

**ROOM SIX** 19' 11" x 9' 7" (6.07m x 2.92m)

**ROOM SEVEN** 10' 3" x 9' 6" (3.12m x 2.9m)

**ROOM EIGHT** 8' 9" x 6' 6" (2.67m x 1.98m)

**ROOM NINE** 10' 3" x 8' 3" (3.12m x 2.51m)

**OUTSIDE** The property is approached via a gated driveway, providing good off road parking facilities and there is a private and very beautiful rear garden that is mainly laid to lawn with established borders filled with an abundance of mature shrubs, plants and trees and a generous paved patio area provides a wonderful space for relaxing and al fresco dining. There is also a lovely elevated decked area which enjoys fabulous views over the South Cheshire countryside.

We accept no responsibility for any mistake or inaccuracy contained within the floor plan. The floor plan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

Plan produced using PlanUp.

**Tenure**

We are advised that the property is Freehold, and this will be confirmed by the Vendors' Solicitor during Pre-Contract enquiries. Vacant Possession Upon Completion.

**Services**

We are advised that mains electricity, gas, water and drainage are available. Barbers have not tested any apparatus, equipment, fittings, etc., or services to this property so cannot confirm that they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. Warning, in the event of the property having LPG or Oil Central Heating, the residual fuel will be charged to the purchaser separately.

**Directions**

From Whitchurch proceed on the A41 towards Chester, at the Horse & Jockey at Grindley Brook turn left and travel into Malpas. Travel through Malpas village onto the High Street and the property can be found on the right hand side just after the Jubilee Hall..

**Local Authority**

Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

**EPC Rating**

The Energy Efficiency Rating for this property is Band D. The full Energy Performance Certificate (EPC) is available for this property upon request.

**Viewing/Pre-Sales Marketing Advice**

By arrangement with the Agents' Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB. Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

**Property Information**

We believe this information to be accurate, but they cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

**AML Regulations**

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale (in the case of a buyer), directly to Movebutler, and is non-refundable.

**Method of Sale**

Private Treaty

**Agents Note** Please note that the main photograph shows the rear of the property.

WH22062021260722110924270125

