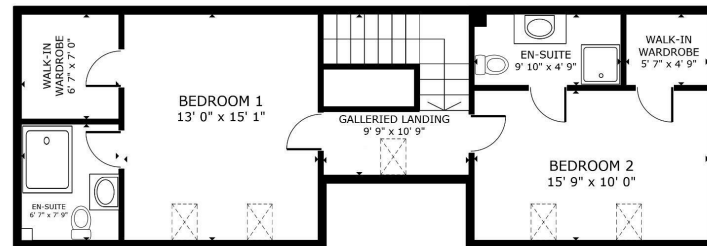




FLOOR 1

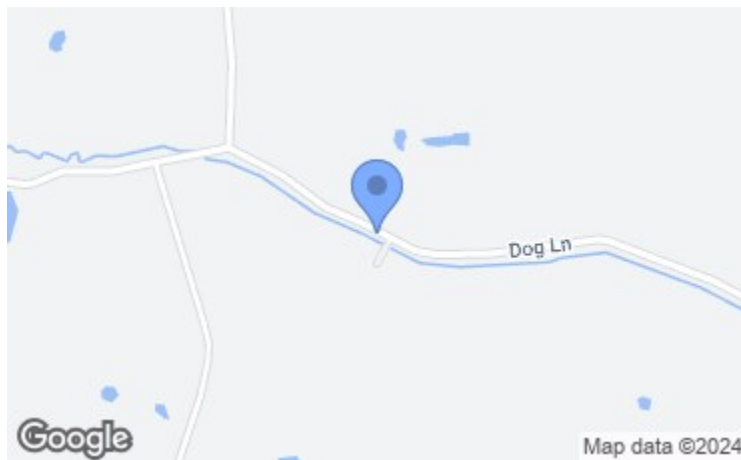


FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 1,676 SQ. FT. FLOOR 2: 500 SQ. FT.  
EXCLUDED AREAS: GARAGE 124 SQ. FT.  
TOTAL: 2,200 SQ. FT.



GROSS INTERNAL AREA  
FLOOR 1: 1,676 SQ. FT. FLOOR 2: 500 SQ. FT.  
EXCLUDED AREAS: GARAGE 124 SQ. FT.  
TOTAL: 2,200 SQ. FT.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Potential
(92 plus) A	85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

**Saddlers Barn, The Paddocks Dog Lane**  
Oldcastle, Malpas, Cheshire  
SY14 7BE

**Offers Over**  
**£700,000**

Nestled amidst the picturesque countryside, this newly transformed barn exudes rustic elegance and modern comfort in perfect harmony. The open-concept layout seamlessly integrates the kitchen, dining area, and living space, allowing for effortless flow and a communal atmosphere ideal for gatherings with friends and family. As you step inside, you are greeted by a breathtaking vaulted ceiling that soars high above, creating a sense of space and grandeur. The ceiling showcases the wooden beams which add a dramatic and awe-inspiring focal point to the living area. The tranquil bedrooms are tucked away, offering a peaceful retreat from the main living areas. The barn conversion offers four spacious bedrooms, providing comfort and privacy for the whole family, each with en-suite access. While embracing its historical roots, this barn conversion doesn't compromise on modern comforts. High-end appliances, state-of-the-art fixtures, and premium finishes have been incorporated into the design to ensure convenience and luxury. Step outside to discover a beautifully landscaped garden where you can relax. This meticulously designed property boasts a private gated driveway that leads to a secure parking area, providing you with both peace of mind and ease of access, together with an integral garage. Nestled in a serene countryside location, this property offers the best of both worlds - a peaceful retreat from the hustle and bustle of city life while still being conveniently located near essential amenities, schools, and transportation links.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - 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 their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Residential.



## LOCATION

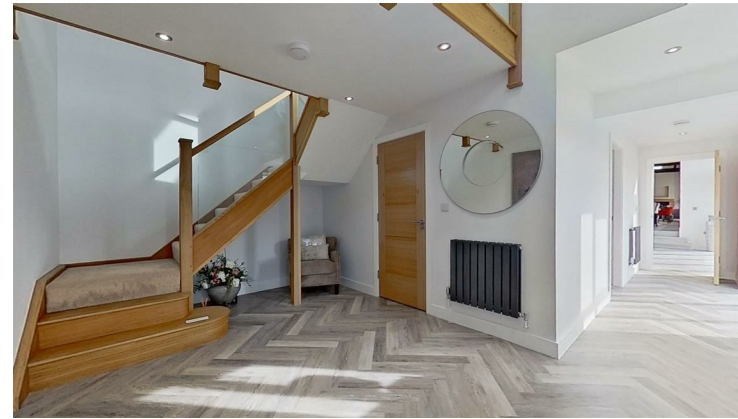
'The Paddocks' is situated in a picturesque rural location in the heart of the South Cheshire countryside, approximately 3 miles from Malpas. Malpas is an historic village that is recorded in the Domesday Book and features a fine gothic church and many period buildings in a variety of architectural styles. 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.

## APPROXIMATE DISTANCES

Malpas 2.5 miles, Whitchurch 8 miles, Wrexham 10.5 miles, Nantwich 15 miles, Chester 17 miles, Bangor-on-Dee 5 miles, Shrewsbury 27 miles, Telford 34 miles, Liverpool Airport 40 miles, Liverpool 43 miles, Manchester Airport 43.5 miles, and Manchester 56 miles.  
(Source RAC route planner).

## THE ACCOMMODATION COMPRISES:

## ENTRANCE HALL



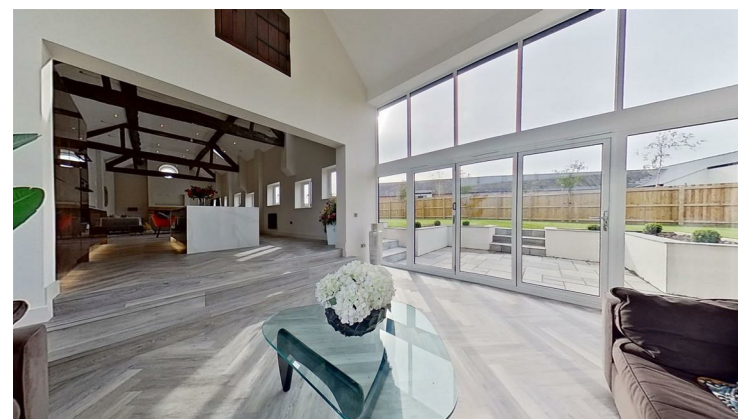
Composite entrance door with double glazed leaded insert, vaulted ceiling to the galleried landing, contemporary double radiator, thermostatic heating controls, vinyl wood effect flooring, recessed LED spotlights, mains connected smoke alarm, and turned staircase to the first floor with contemporary glass panels. Opening to the inner hall, and doors to inter-connecting shower room and bedroom four.

## INNER HALL

Recessed ceiling spotlights, mains connected smoke alarm, contemporary radiator with thermostat, UPVC double glazed window, large UPVC double glazed window overlooking the garden. Door to bedroom three and door to the open-plan sitting area and kitchen/dining and living room.

## SITTING AREA

4.95m x 4.52m (16'3" x 14'10")



Double glazed bi-folding doors to the garden with high level



## GARAGE

4.57m x 2.59m (15' x 8'6")

With a remote controlled up and over electronic garage door, painted floor, double power point, strip light, and wall mounted Worcester LPG gas fired central heating boiler.

## DIRECTIONS

From the centre of Malpas proceed in the direction of Whitchurch along Old Hall Street and shortly after the Laurel Bank Surgery turn right into Mastiff Lane. Follow the lane for approximately 2.7 miles, which leads into Dog Lane. The Paddocks will be then observed on the left hand side.

## TENURE

\* Tenure - Freehold. Purchasers should verify this through their Solicitor.

## COUNCIL TAX

\* Council Tax Band E - Cheshire West and Chester County Council.

## AGENT'S NOTES

- \* There is a two-year developer's guarantee and an eight year ABC builder's warranty.
- \* Mains electricity and water are connected.
- \* The property is on a water meter.
- \* Calor (LPG) heating with a Worcester boiler and unvented water cylinder.
- \* Private water treatment plant.

\* There is a media wall in the living room with CAT 6 and concealed wiring to connect to a surround sound system if required.

## AML

AML - ANTI MONEY LAUNDERING REGULATIONS  
Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

## VIEWING

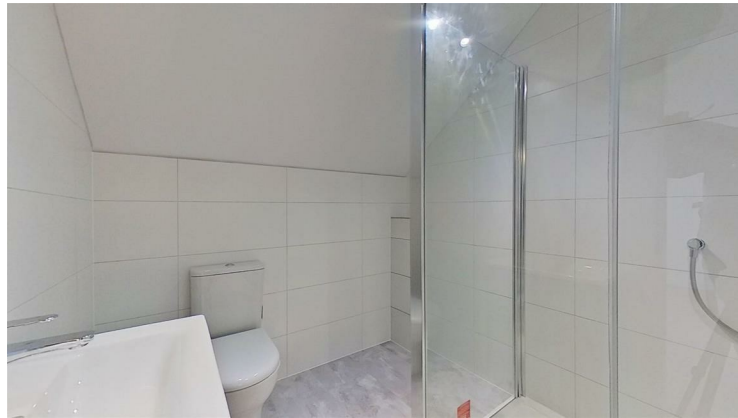
By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW

### EN-SUITE SHOWER ROOM

3.00m x 1.40m (9'10" x 4'7")



Well appointed white suite with chrome style fittings comprising: tiled shower enclosure with thermostatic mixer shower, glazed shower screen and glazed door; wall mounted wash hand basin with mixer tap, tiled splashback and two storage drawers beneath; and low level dual-flush WC. Vinyl stone tiled effect flooring, chrome ladder style towel radiator, three recessed LED ceiling spotlights, and extractor.

### WALK-IN WARDROBE

1.47m x 1.40m (4'10" x 4'7")

Recessed ceiling spotlight, electrical consumer board, and double power point.

### OUTSIDE



Saddlers Barn forms part of a small development along Dog Lane in Oldcastle. The property is approached via a block paved driveway with double opening electronic wooden

gates, and a gravelled hard standing area. There is an integral garage and within the courtyard there is also an additional visitor parking space. To the front there is a small garden with decorative stone and newly planted hedge. To the rear the garden has been attractively landscaped with Indian stone patio areas, pathways and barked beds, with steps to a neatly laid lawn being enclosed by wooden fencing with a number of newly planted trees. Contemporary outside lighting, external double power point, outside water tap and electric meter cupboard.



double glazed windows above, tall double height double glazed window with obscured glass, two contemporary tall radiators, vinyl wood effect flooring, high ceiling with ceiling light point, mains connected smoke alarm, two LED downlights and two decorative latch lever wooden stable doors.

### KITCHEN/DINING & LIVING ROOM

16.13m x 4.55m (52'11" x 14'11")



A large room featuring a part vaulted ceiling with beautiful exposed beams and timbers.

### KITCHEN



Fitted with a contemporary range of base and wall level units incorporating drawers and cupboards with quartz worktop with matching upstands. Fitted four ring Samsung electric touch control ceramic hob with extractor above, built-in Samsung electric fan assisted oven and grill and combination microwave oven, integrated fridge/freezer and dishwasher. Large island unit with quartz worktop incorporating a

breakfast bar with inset wash hand basin and 'Quooker' mixer tap with boiling hot water. Three UPVC double glazed windows, under-cupboard spotlighting, and two contemporary radiators.

### DINING/LIVING ROOM



Feature brick-lined fireplace with slate hearth and wooden mantel housing a contemporary multi-fuel burner with recessed media wall above and high level porthole window, exposed beams, UPVC double glazed window with obscured glass, three UPVC double glazed windows and double glazed bi-folding doors to outside.





**BEDROOM FOUR**  
3.38m x 3.25m (11'1" x 10'8")



UPVC double glazed window overlooking the front, single radiator with thermostat, TV aerial point, and ceiling light point. Door to inter-connecting shower room.

**INTER-CONNECTING SHOWER ROOM**  
3.23m x 1.07m (10'7" x 3'6")

Well appointed and contemporary suite in white with chrome style fittings comprising: tiled shower enclosure with wall mounted thermostatic mixer tap, glazed shower screen and sliding glazed door; low level dual-flush WC; and wall mounted wash hand basin with mixer tap, tiled splashback and storage cupboard beneath. Vinyl wood effect flooring, contemporary chrome ladder style towel radiator, two recessed ceiling spotlights, and extractor.

**FIRST FLOOR GALLERIED LANDING**

Galleried style landing with contemporary glass panels, oak newel posts and handrails, ceiling light point, mains connected smoke alarm, and double glazed roof light. Doors to the principal bedroom and bedroom two.

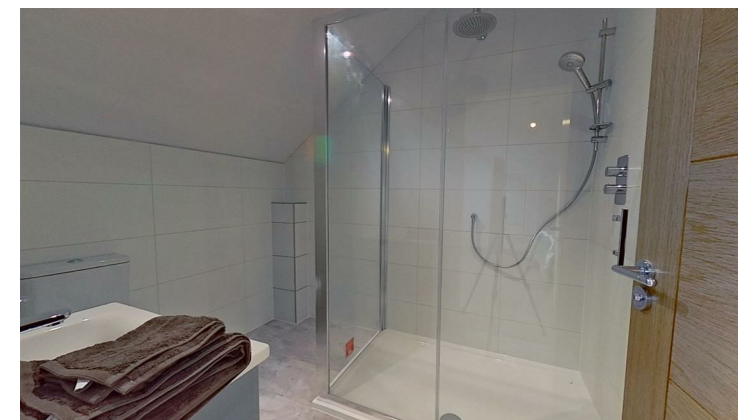
**PRINCIPAL BEDROOM**  
4.50m x 3.99m (14'9" x 13'1")



Two double glazed roof lights, ceiling light point, TV aerial point, and single radiator. Doors to walk-in wardrobe and en-suite shower room.



**EN-SUITE SHOWER ROOM**  
2.39m x 1.98m (7'10" x 6'6")



Well appointed white suite with chrome style fittings

comprising: large tiled shower enclosure with thermostatic mixer shower, extendable shower attachment, canopy style rain shower head, glazed shower screen, and sliding glazed door; low level dual-flush WC; and wash hand basin with mixer tap and two storage drawers beneath. Vinyl stone tiled effect flooring, chrome ladder style towel radiator, recessed LED ceiling spotlights, and extractor.

**WALK-IN WARDROBE**  
2.01m x 1.98m (6'7" x 6'6")

Double power point, and recessed LED ceiling spotlight.

**BEDROOM TWO**  
4.60m x 2.92m (15'1" x 9'7")



Two double glazed roof lights, provision for wall mounted flat screen television, double radiator with thermostat, and ceiling light point. Doors to the en-suite shower room and walk-in wardrobe.

**BEDROOM THREE**  
3.28m x 3.28m (10'9" x 10'9")



UPVC double glazed window, ceiling light point, single radiator, provision for wall mounted flat screen television, and built-in cupboard housing the pressurised hot water cylinder. Door to en-suite shower room.

**EN-SUITE SHOWER ROOM**  
2.34m x 1.12m (7'8" x 3'8")

Well appointed and contemporary suite in white with chrome style fittings comprising: tiled shower enclosure with wall mounted thermostatic mixer tap, glazed shower screen and sliding glazed door; low level dual-flush WC; and wall mounted wash hand basin with mixer tap, tiled splashback and storage cupboard beneath. Vinyl stone effect flooring, contemporary chrome ladder style towel radiator, two recessed ceiling spotlights, and extractor.