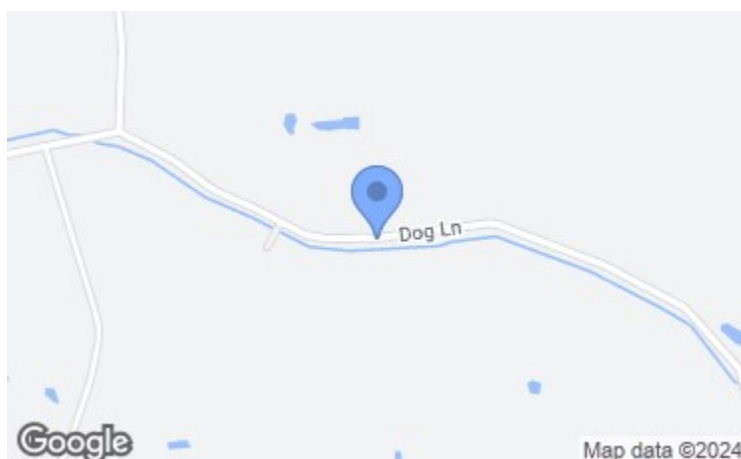




Total area: approx. 186.6 sq. metres (2008.5 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	99		
	78		

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.



Farriers Lodge, The Paddocks Dog Lane
Oldcastle, Malpas, Cheshire
SY14 7BE

£588,000

Nestled amidst the tranquility of a rural landscape, this newly constructed three-storey house offers a harmonious blend of modern living and the serenity of the countryside. With meticulous attention to detail and a thoughtful design, this property is the perfect retreat for those seeking a balance between contemporary comforts and a peaceful rural lifestyle. Spread across three floors the multi-level layout provides versatility, privacy, and a sense of expansiveness, accommodating a variety of lifestyles. The interior boasts a beautifully fitted kitchen with a utility room, and a separate living room. With four bedrooms distributed across the two upper floors and luxurious bathrooms, this home offers flexibility for accommodating family members, guests, or creating dedicated workspaces with inspiring views. Every aspect of this home has been designed with comfort and convenience in mind. Enjoy the idyllic charm of rural living with expansive views of the surrounding countryside and open skies.



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

5.51m x 2.39m (18'1" x 7'10")



Composite entrance door with double glazed insert, two ceiling light points, mains connected smoke alarm, electrical consumer board, vinyl wood effect flooring, digital thermostatic under-floor heating controls and spindled staircase to first floor. Oak veneered doors to the downstairs WC, living room and kitchen.

DOWNSTAIRS WC

1.93m x 1.04m (6'4" x 3'5")

Comprising: low level dual-flush WC; and wash hand basin with mixer tap, tiled splashback, and storage cupboard beneath. Recessed ceiling spotlight, extractor, and vinyl wood effect flooring.

LIVING ROOM

4.88m x 3.91m (16' x 12'10")



UPVC double glazed window overlooking the front with countryside views, ceiling light point, mains connected



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.

AGENTS 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.
- * Shared private water treatment plant.

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

STORE ROOM

6.32m x 1.32m (20'9" x 4'4")

Housing a Worcester LPG central heating boiler and pressurised hot water cylinder with immersion heater.

OUTSIDE FRONT



To the front of the property there is a neatly laid lawn garden with a block paved driveway and pathway to the entrance door. Contemporary outside lights. There is a gravelled area at the side with external double power point., outside water tap, external electric meter cupboard, and a wooden gate which provides access to the rear garden. Access through the courtyard leads to a gravelled parking area at the rear of the property. Within the courtyard there is also an additional visitor parking space. Provision for electric car charging point.

OUTSIDE REAR



To the rear there is a stone flagged patio with decorative stone and steps leading up to a larger than average lawn garden enclosed by wooden fencing. A wooden gate at the top of the garden provides access to the rear parking area. Contemporary outside sensor lighting.



smoke alarm, double radiator with thermostat, and provision for wall mounted flat screen television.

DINING KITCHEN

5.36m x 5.28m (17'7" x 17'4")



Fitted with a contemporary range of base and wall level units incorporating drawers and cupboards with quartz worktops and matching upstands. Fitted five-ring Neff induction touch control ceramic hob with extractor above, built-in Neff electric fan assisted oven and grill and Neff microwave oven. Integrated fridge/freezer and dishwasher. Matching island unit with quartz worktop incorporating a breakfast bar and inset one and half bowl stainless steel sink unit with chrome mixer tap and drainer grooved into the worktop. Recessed LED ceiling spotlights, mains connected smoke alarm, digital thermostatic under-floor heating controls, vinyl wood effect flooring, provision for wall mounted flat screen television. and double glazed bi-folding doors to the garden with full height double glazed windows at each side and door to the utility room.



UTILITY ROOM

2.64m x 1.91m (8'8" x 6'3")



Fitted with a matching range of base cupboards with a fitted worktop, matching upstands, and inset single bowl stainless steel sink unit and drainer with mixer tap. Plumbing and space for washing machine and space for tumble dryer, vinyl wood effect flooring, two recessed LED ceiling spotlights, extractor, and UPVC double glazed door to outside.

FIRST FLOOR LANDING

With spindled balustrade, two ceiling light points, single radiator with thermostat, UPVC double glazed window enjoying views over the surrounding countryside, thermostatic heating controls, mains connected smoke alarm, and spindled staircase to the second floor. Doors to bedroom two, bedroom three, bedroom four and family bathroom.

BEDROOM TWO

5.36m x 2.97m extending to 4.60m (17'7" x 9'9" extending to 15'1")



Double glazed bi-folding doors with glass balustrade overlooking the rear garden and full height double glazed windows at each side, ceiling light point, recessed LED ceiling spotlights, provision for wall mounted flat screen television, and double radiator with thermostat. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

2.29m x 1.50m (7'6" x 4'11")

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

BEDROOM THREE

4.62m x 2.62m (15'2" x 8'7")



UPVC double glazed window overlooking the front with views over surrounding countryside, ceiling light point, single radiator with thermostat, and provision for wall mounted flat screen television.

BEDROOM FOUR

3.51m x 2.62m (11'6" x 8'7")



UPVC double glazed window with views over surrounding countryside, single radiator with thermostat, provision for wall mounted flat screen television, and ceiling light point.

BATHROOM

4.11m max x 1.93m (13'6" max x 6'4")



Modern fitted white suite comprising: panelled bath with mixer tap and tiled surround; low level dual-flush WC; wash hand basin with mixer tap, tiled splashback and storage cupboard beneath; and tiled shower enclosure with thermostatic mixer shower, extendable shower attachment, canopy style rain shower head, and glazed door. Recessed ceiling spotlights, extractor, chrome ladder style towel radiator, vinyl stone effect tiled flooring, and UPVC double glazed window with obscured glass.

SECOND FLOOR LANDING

With ceiling light point and mains connected smoke alarm. Door to the principal bedroom.

PRINCIPAL BEDROOM

6.35m x 5.36m (20'10" x 17'7")



A large principal bedroom with feature vaulted ceiling and bi-folding doors with glass balustrade, apex window above

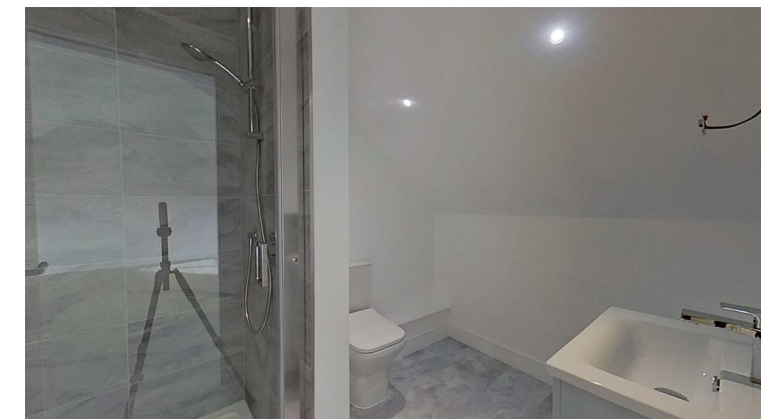
and windows to each side enjoying views towards countryside, two double radiators with thermostats, and provision for wall mounted flat screen television. Doors to the en-suite shower room and useful storage cupboard.

VIEW



EN-SUITE SHOWER ROOM

2.62m x 1.96m (8'7" x 6'5")



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