



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	72
(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 ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Potential
(92 plus) A	44
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



Woodhouse Grange Dymocks Mill Lane
Oldcastle, Malpas, Cheshire
SY14 7NE

£1,350,000

This large Cheshire brick farmhouse, with its classic architecture and a touch of rustic allure, sits majestically amidst open fields and greenery. The exterior, adorned with an oak framed porch, welcomes you with a warm invitation. Step inside, and the interior unfolds with warmth and character. A welcoming reception hall introduces you to a cosy haven, where the rich textures of the wooden parquet floor, and decorative fireplace with stone hearth create an inviting atmosphere. The large kitchen, the heart of the home, boasts an extensive range of units with granite countertops, and modern appliances creating a functional workspace and a gathering place for family and friends. The farmhouse boasts multiple living spaces, from a cosy sitting room to an elegant living room with wood burning stove. To the first floor there are five bedrooms, perfect for a large family and guests. From the master suite with its own en-suite bathroom to the additional bedrooms, there's ample space for both rest and rejuvenation. Newly installed windows throughout the farmhouse frame breathtaking views of the surrounding countryside, allowing natural light to fill every room. The allure of this property extends beyond the farmhouse itself and encompasses approximately 10 acres of land, with a serene pond, nestled within the grounds. Outside, the property extends its charm with vast lawns and paddock with the potential for various outdoor activities. The terrace provides the perfect spot for al fresco dining or simply enjoying the serenity of the rural surroundings.

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 property 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.

THE ACCOMMODATION COMPRISES:

PORCH



Oak framed entrance porch set on brick piers. Wooden panelled entrance door to the reception hall.

RECEPTION HALL

4.65m x 4.55m (15'3" x 14'11")



Two UPVC double glazed windows, two double radiators with thermostats, oak woodblock herringbone parquet flooring, decorative fireplace with stone hearth, and turned spindled staircase to the first floor with oak handrail. Doors to the living room and kitchen/dining/family room.



LIVING ROOM

6.05m x 4.57m (19'10" x 15')



Large entertaining room with brick-lined fireplace and stone hearth housing a Clearview log burner, ceiling light point, two double radiators with thermostats, three lamp sockets, wiring for the Sonos sound system, UPVC double glazed window, and UPVC double glazed door to outside.

PADDOCK ONE



Paddock one located to the side of the house (boundary to be defined by post and rail fencing).

PADDOCK TWO



Paddock two located alongside the driveway and lane (boundary to be defined by post and rail fencing).

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. Follow the road for approximately 2.2 miles and then turn left into Dymocks Mill Lane. The driveway entrance to Woodbank House will then be found after 1/2 mile on the left hand side.

TENURE

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

COUNCIL TAX

* Council Tax Band G - Cheshire West and Chester County Council.

AGENT'S NOTES

- * Services: mains water, electricity are connected.
- * Oil fired central heating. Superfast broadband with fibre optic connection.
- * New double glazed windows with a contemporary black external finish have been fitted in 2023.
- * Wiring and speakers fitted in the dining kitchen, living room, and principle bedroom suite for a Sonos sound system.
- * Texecom Elite Grade II wireless alarm system and 4K CCTV Camera System + NVR has been installed.

PLANNING NOTE



We are advised that planning permission has been granted for the conversion of the existing garage to annexe. Application No. 23/02948/FUL - dated 13th December 2023.

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

GATED ENTRANCE



- STABLE ONE**
3.96m x 3.71m (13' x 12'2")
UPVC double glazed window, light point, and wooden stable door.
- STABLE TWO**
3.96m x 3.68m (13' x 12'1")
UPVC double glazed window, light point, and wooden stable door.
- OFFICE**
3.66m x 3.02m (12' x 9'11")
UPVC double glazed window, light point, and wooden entrance door.
- GARAGE STORE**
4.85m x 2.90m (15'11" x 9'6")
Light point, and double opening wooden doors.
- POND**

BRICK OUTBUILDINGS



To the front of Woodhouse Grange there is a useful range of brick outbuildings incorporating two stables, an office and garage store.



DINING KITCHEN
5.87m x 4.57m (19'3" x 15')



Fitted with a modern range of base and wall level units incorporating drawers and cupboards with brushed stainless steel handles and granite worktops with matching upstands. Matching island unit with granite worktop incorporating a breakfast bar and drawers beneath. Inset one and half bowl stainless steel sink unit with chrome mixer tap and drainer grooved into the worktop. Fitted four-ring touch control ceramic hob with extractor above and built-in electric double oven and grill. Integrated microwave oven and dishwasher, space for American style fridge/freezer with cold water supply, recessed LED ceiling spotlights, ceiling light point, two ceiling speakers, mains connected heat alarm, double radiator with thermostat, vinyl wood strip flooring, and UPVC double glazed window overlooking the front. Part-glazed door to inner hall and wide opening to the family room.

FAMILY ROOM
4.57m x 4.55m (15' x 14'11")



Double radiator with thermostat, recessed LED ceiling spotlights, two ceiling light points, two ceiling speakers, vinyl wood strip flooring, and double glazed aluminium bi-folding doors to outside. Door to sitting room.



INNER HALL
Ceiling light point, and mains connected smoke alarm. Doors to the sitting room/play room, pantry/office and part-glazed door to side hall.

SITTING ROOM/PLAY ROOM



Two UPVC double glazed windows, two ceiling light points, and double radiator with thermostat.

PANTRY/OFFICE
3.15m x 2.59m (10'4" x 8'6")
UPVC double glazed window, fluorescent strip light, and vinyl wood strip flooring.

SIDE HALL
Double radiator, vinyl wood strip flooring, UPVC double glazed window, two ceiling light points, built-in storage cupboard with shelving. Doors to the cloakroom/WC and utility room.

CLOAKROOM/WC
3.56m max x 2.92m (11'8" max x 9'7")



Comprising: fitted storage unit with drawers and cupboards, a wooden worktop with wash hand basin and mixer tap; and low level dual-flush WC. Recessed ceiling spotlights, double radiator with thermostat, vinyl wood strip flooring, and UPVC double glazed window with obscured glass.

UTILITY ROOM

3.51m x 2.69m extending to 3.66m (11'6" x 8'10" extending to 12')



Fitted base unit with single bowl stainless steel sink unit and double drainer, plumbing and space for washing machine, freestanding Thermecon oil fired central heating boiler, mains connected carbon monoxide alarm, ceiling light point, double radiator with thermostat, vinyl wood strip flooring, and UPVC double glazed window. Door to downstairs WC and opening to entrance vestibule.

SEPARATE WC

1.88m x 0.86m (6'2" x 2'10")

Comprising: low level dual-flush WC with concealed cistern; and wall mounted wash hand basin with tiled splashback. Vinyl wood strip flooring, single radiator with thermostat, ceiling light point, and UPVC double glazed window with obscured glass.

ENTRANCE VESTIBULE

1.93m x 1.09m (6'4" x 3'7")

UPVC double glazed window, ceiling light point, electrical consumer board, hanging for cloaks, and door to outside.

FIRST FLOOR LANDING



Spindled balustrade with oak handrail, UPVC double glazed window, mains connected smoke alarm, double radiator, ceiling light point, two recessed ceiling spotlights, and access to large loft area with retractable wooden ladder and light point. Opening to inner landing and doors to the principal bedroom, bedroom two, bedroom three/dressing room, family bathroom and walk-in linen cupboard.

INNER LANDING

With secondary staircase to the ground floor, and built-in cylinder cupboard with light point. Doors to bedroom four and bedroom five.

PRINCIPAL BEDROOM

4.75m x 4.72m (15'7" x 15'6")



UPVC double glazed window overlooking the front, double radiator with thermostat, recessed LED ceiling spotlights, three lamp sockets, and two ceiling speakers. Doors to bedroom three/dressing room and en-suite bathroom.

EN-SUITE BATHROOM

4.72m x 3.23m (15'6" x 10'7")



Impressive split-level bathroom featuring a freestanding claw foot polyurethane bath with floor mounted mixer tap and shower attachment; low level WC; tiled shower enclosure with wall mounted mixer shower, canopy style rain shower head, extendable shower attachment, glazed shower screen and glazed door; and vanity unit with granite worktop, two Duravit sinks with mixer taps and storage beneath. Chrome heated towel rail, recessed ceiling spotlights, ceiling speaker, double radiator, vinyl stone effect tiled floor, and UPVC double glazed window.



BEDROOM THREE/DRESSING ROOM

4.72m x 3.56m (15'6" x 11'8")



Two UPVC double glazed windows, ceiling light point, picture rails, and double radiator with thermostat.

BEDROOM TWO

4.70m x 4.70m (15'5" x 15'5")



UPVC double glazed window, ceiling light point, double radiator with thermostat, two lamp sockets, and decorative tiled fireplace. Door to en-suite shower room.

EN-SUITE SHOWER ROOM



Modern white suite with chrome style fittings comprising: tiled shower enclosure with wall mounted mixer tap, extendable shower attachment, canopy style rain shower head, and folding glazed door; vanity unit with wash hand basin, mixer tap, tiled splashback and storage cupboard beneath; and low level dual-flush WC. Fitted wall mirror, vinyl stone effect floor tiles, ceiling light point, single radiator with thermostat, and UPVC double glazed window.

BEDROOM FOUR

4.11m x 2.49m (13'6" x 8'2")



UPVC double glazed window, ceiling light point, radiator with thermostat, TV aerial point, and built-in wardrobe with hanging space and shelving.

BEDROOM FIVE

3.66m x 2.59m (12' x 8'6")



UPVC double glazed window, ceiling light point, single radiator with thermostat, and built-in wardrobe with hanging space and shelving.

FAMILY BATHROOM

4.72m max x 2.87m (15'6" max x 9'5")

Newly fitted suite with chrome style fittings comprising: raised bath with tiled side panel, and mixer tap with shower attachment; tiled shower enclosure with wall mounted mixer tap, canopy style rain shower head and extendable shower attachment; pedestal wash hand basin with tiled splashback; and low level WC. Wood effect tiled floor, recessed ceiling spotlights, UPVC double glazed window, and single radiator with thermostat.

WALK-IN LINEN CUPBOARD

2.34m x 1.68m (7'8" x 5'6")

Fitted shelving with two hanging rails, double radiator, slatted shelving, and ceiling light point.

OUTSIDE

The property is approached via a long driveway with brick-built pillars and double opening electronic gates which lead to a large gravelled parking area and a range of brick outbuildings. To the rear of buildings there is an oil storage tank.

To the front of the house there is an ornamental garden with decorative stone and flagged pathway to the oak framed entrance porch. Contemporary outside lighting. To the side and rear there are extensive gardens which will be cultivated and seeded with porcelain tiled pathways and a terrace. There is also a large pond with island. Beyond the garden area there are two paddocks. In all we understand that the total area is approximately 10 acres. (This will be confirmed when the land is measured by a surveyor).