



£665,000

THE AREA'S LEADING ESTATE AGENCY

ROSEVIEW High Street, Malpas

GASCOIGNE HALMAN

Exceptional and unique property in the heart of Malpas with large mature garden, parking, four bedroom, three bathroom accommodation and a High Street facing shop / office providing investment income

COMMENT FROM ROBERT REED OF GASCOIGNE HALMAN

Having worked in the area since 2003 and sold a vast array of property, it is always pleasing and surprising in equal measure to come across a home that is unique and like nothing else you have marketed before. This outstanding property in the centre of Malpas is a perfect example of such.

The property is being sold as a whole but is actually split into two different areas - commercial and residential.

The residential part is at the back, accessed through wrought iron gates which secure its own parking area. The first thing to note is the garden - a gorgeous area which is generous in size, enjoys excellent levels of privacy and is ideal for young children to safely play. In addition to the large area of lawn, there is also a raised area that is set up to maximise the views and be the base for al fresco dining.

The house itself offers excellent space - far bigger than you might initially anticipate. Many of the rooms are versatile but as presently configured there are four bedrooms, three bathrooms and four reception rooms. The heart of living space is the large open plan breakfast kitchen and the house has a warm and lovely character - ideal for family life.

To the front is an impressive shop / office which provides a monthly investment income and there are also additional store rooms and space beyond. Full details of the lease are available by request from the selling agent.

Malpas is increasingly being recognised as a highly convenient location with access to railway stations, airports and key roads all within comfortable reach. This combines with a traditional and appealing village feel and much investment in local amenities including a newly opened gastro pub / restaurant known as 'The Lion' and a recently opened new build co-op convenience store.

For a personal description of the property or to arrange a viewing, please contact myself or a member of the team at the Tarporley office.

TENURE / SERVICES / VIEWING

TENURE We believe the property is freehold tenure, to be confirmed in the contract of sale.

SERVICES We understand that mains electric, water, drainage and gas central heating are connected.

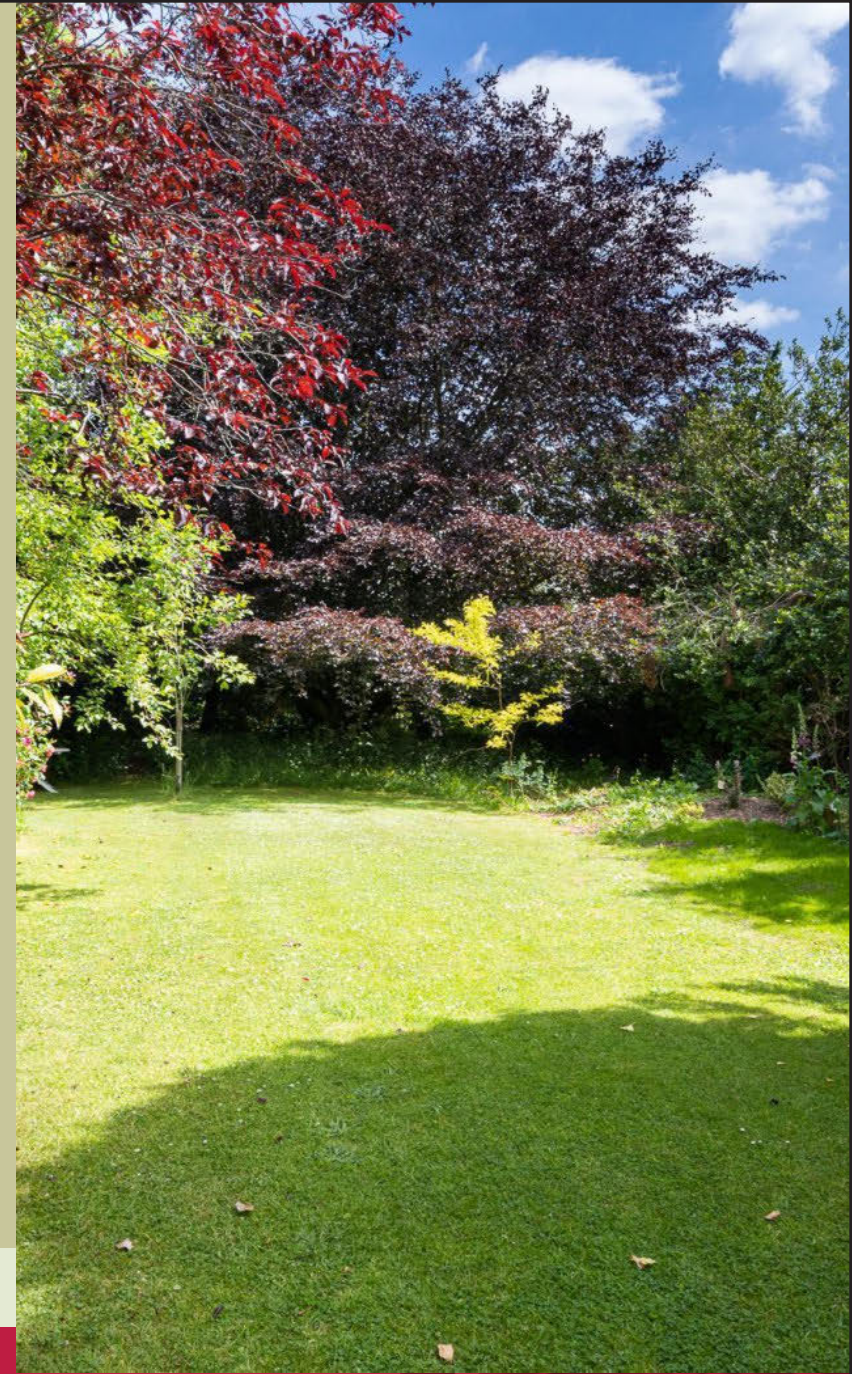
VIEWING Viewing by appointment with the Agents Tarporley office.





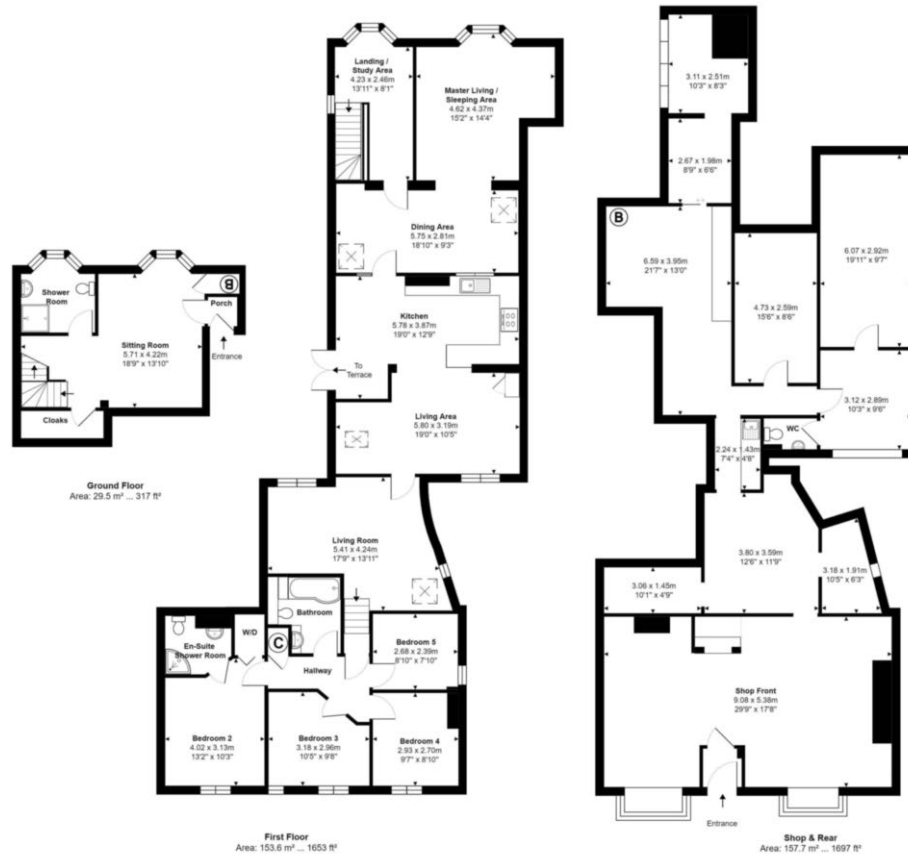


ROSEVIEW High Street, Malpas



GASCOIGNE HALMAN

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



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.
Floor plan produced by Green House EPC Ltd 2021.

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any 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 the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



LOCATION

Malpas is a historic and picturesque Cheshire village that features a fine gothic church and many period buildings in a variety of architectural styles. The bustling High Street contains a range of independent retail businesses, including a convenience stores, Post Office, mini launderette, coffee shop, dry cleaners, country store, and new Co-Op. There is also newly renovated pub / restaurant known as The Lion, ?Table at Eatons' Bistro, pharmacy, Lloyds Bank, hairdressers and Laurel Bank Doctors Surgery.

Within the village there is the OFSTED rated 'Outstanding' Bishop Heber High School, and the OFSTED ?Good' Alport Primary School. Those seeking a wider choice of schools will find ample provision by virtue of the White House School in Whitchurch, whilst in Chester the impressive choice of Kings, Queens and Abbeygate are all within comfortable commuting distance.

For those who enjoy the delights of rural life, there are many country walks close at hand. Nearby is a popular section of the Sandstone Trail available at Bickerton Hill.

The beauty and tranquility of the location does not however stop it from being extremely central and accessible to many commercial centres. Wrexham, Chester, Liverpool, Shrewsbury and Manchester are 12, 16, 27, 41 and 54 miles away respectively. Railway stations are located in Whitchurch, Chester and Crewe whilst there are international airports in Manchester and Liverpool. There is sensible commuting access to the A49, A41, A534, A55, M6, M56 and M53.

Tarporley High Street can be accessed within 25-30 minutes' drive whilst the nearby market town of Whitchurch, just six miles away, has supermarkets including Sainsbury's, Tesco, Lidl and Aldi.

DIRECTIONS

From the High Street in Tarporley travel out of the village in the direction of Nantwich and at the end of the High Street turn left onto the A49. At Four Lanes End traffic light cross roads with the Indian restaurant on the right hand side, turn right onto the continuation of the A49 in the direction of Whitchurch. Proceed along this road through the villages of Tiverton and Spurstow and turn right onto the A534 (Wrexham Road). Proceed to the end of the road to the T-junction and take a right turn. Follow the road along passing the 'Bickerton Poacher' on the left hand side. Carry straight on until reaching the Broxton roundabout.

At the roundabout take the first exit and continue straight along until reaching the Hampton roundabout (Forts of India restaurant will be visible). At this roundabout take the third exit towards Malpas village centre - B5069 Chester Road. Continue along, passing Bishop Heber school on the right hand side and taking a left turn at the T-junction, soon after passing the primary school on the right hand side. The property will be found on the left hand side next to the Jubilee Hall.





gascoignehalman.co.uk

SALES LETTING & MANAGEMENT FINANCIAL SERVICES LAND & NEW HOMES SURVEYS AUCTIONS

Tarporley

GASCOIGNE HALMAN