

DRAFT DETAILS

Constables
SALES & LETTINGS



2



1



1



F

Coach House Malpas Road

£325,000 Offers Over



- Detached Former Coach House
- Highly Sought After Location in Tilston Village
- Two Double Bedrooms
- Large Lounge with Log Burning Stove
- Well-Appointed Kitchen-Dining Room
- Enclosed Garden
- Off Road Parking
- Tenure: Freehold
- EPC: F
- Council Tax Band: C (Cheshire West & Chester)

An impressive detached former coach house in the heart of Tilston Village, Cheshire.

This unique property is immaculately presented and has been significantly improved by the current owners with high quality fixtures and finishes throughout that synergise perfectly with a number of retained period features including exposed brickwork and beams.

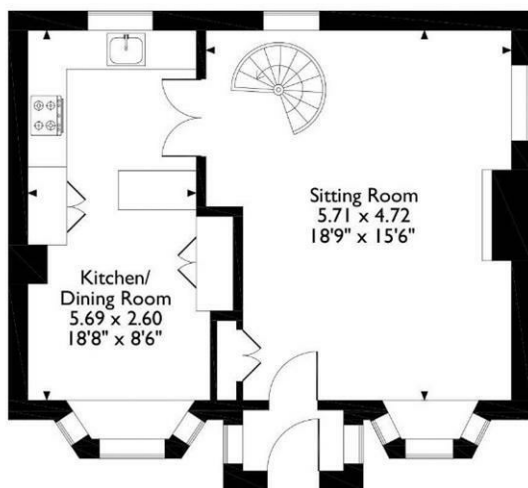
Double gates and a pedestrian gate open to the front courtyard where there is a paved patio area, summer house, lawned area and established raised borders. The front can accommodate off road parking if required.

The accommodation comprises; entrance porch, open plan lounge with tiled flooring, exposed fireplace and log burning stove and an ornate spiral staircase leading to the first floor. Off the lounge is a kitchen-dining room which is well-appointed with an excellent range of storage units, granite work surfaces, Range style cooker and integrated fridge-freezer. On the first floor there are two bedrooms with fitted wardrobes and exposed timber floors and there is a recently fitted shower room.

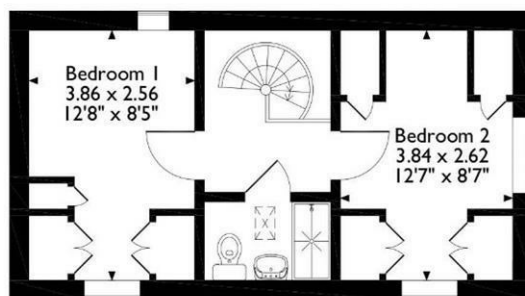
The village of Tilston is highly regarded and there is a real sense of community living. There is a pub around the corner, a primary school and a church.

With easy access to the A41, it has the great advantage of swift vehicular access to the nearby market town of Whitchurch in the south, the city of Chester to the north and there is very pretty surrounding countryside, with the foothills of Wales to the west.

Early viewing is essential.



Ground Floor



First Floor

Approximate Gross Internal Area
73 Sq M/786 Sq Ft

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	31	
(21-38) F		
(1-20) G		



Other Information

Tenure: Freehold

Council Tax: Band C

Local Authority: Cheshire West & Chester

Services: Mains Electric, Mains Sewerage, Oil Fired Heating.

Vestibule Entrance**Lounge**

18'8" x 15'5"

Kitchen-Dining Room

18'8" x 8'6"

Landing**Bedroom One**

12'7" max x 8'4" max

Bedroom Two

12'7" max x 8'7" max

Shower Room









