

**FOR SALE**

Offers in the region of £625,000

## Casa Nabun Tallarn Green, Malpas, Cheshire, SY14 7LL

An immaculately presented and individually designed, 4 Bedroom, Detached Bungalow sitting within secluded and landscaped gardens that extend to approximately 0.5 acre and surrounded by adjoining fields. The property benefits from a large versatile log cabin/lodge measuring 450 sq. ft. as well as a number of useful outhouses.







- **Stunning Detached 4 Bedroom Bungalow**
- **Set in 0.5 Acres of Landscaped Gardens**
- **Lounge with Log Burner**
- **Bedroom 1 Ensuite plus Family Bathroom**
- **Log Cabin and Hot Tub Area**
- **Large Drive and Double Workshop**

## DIRECTIONS

WHAT3WORDS: pegs.audible.animal

## SITUATION

The village of Tallarn Green is well served by good state and independent schools, including a village primary school. Ellesmere College, Morton Hall, The Maelor School, Penley and Bishops Heber, Malpas. There is a popular village pub within a short distance of the property and nearby Malpas offers a broad range of amenities including a bakery, restaurants, supermarkets and public houses. Chester, Liverpool and Manchester are all within daily commuting distance and Crewe Railway Station is only 24 miles away offering a regular service to London Euston (approx. 1 hours 40 mins). Leisure facilities in the area include a sports and social club at Malpas with cricket, football and tennis teams. There is horse racing at Chester and Bangor on Dee and golf at Carden Park Golf Resort Hotel and Spa.

## DESCRIPTION

An immaculately presented individually designed detached bungalow offering light and well proportioned accommodation in the popular village of Tallarn Green.

## ENTRANCE

The property is accessed via double glazed door to the side of the property.

## GUEST CLOAKROOM/WC

## LOUNGE

17'4" x 11'9" (5.3m x 3.6m)

Deepening to 4.3 with bay window overlooking the front garden. Engineered oak flooring continuing through into:

## GARDEN ROOM

14'9" x 11'9" (4.5m x 3.6m)

With vaulted ceiling, Clocks log burning stove, oak framed large picture windows to three elevations overlooking the attractive gardens, glazed double doors opening onto a large south facing paved entertaining area.

## DINING ROOM

15'1" x 13'1" (4.6m x 4m)

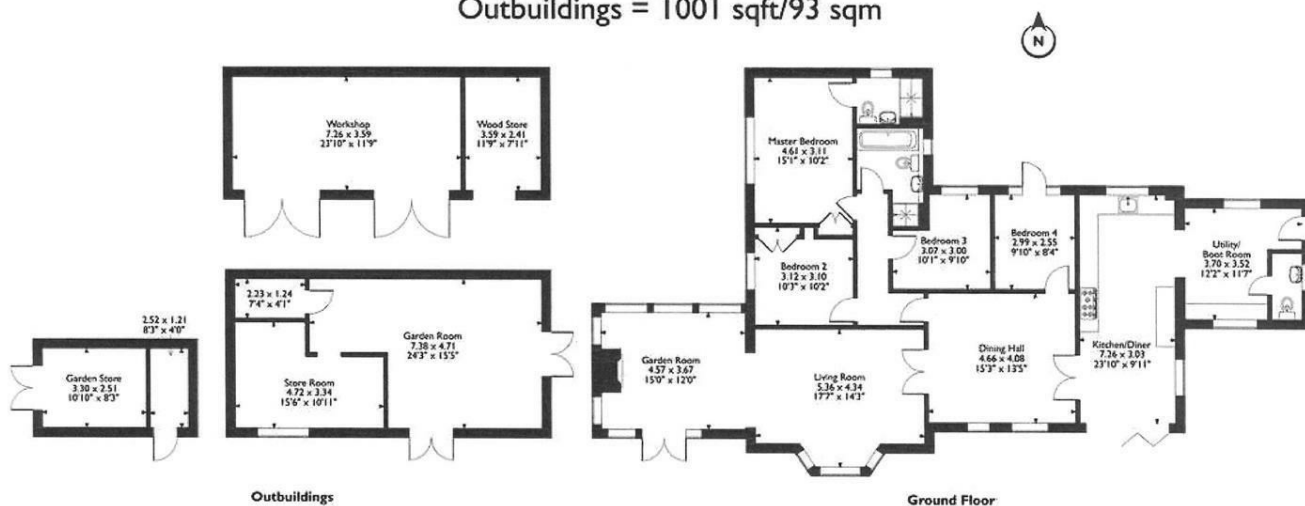
This well lit room is the centre of the property which leads off from the Kitchen and into the Lounge having a double glazed window and full length window to the front of the property. Wooden flooring, recessed spotlights, double doors leading into the Lounge and doors off to:

## INNER HALLWAY

Gives access to three further principal bedrooms.



Approximate Gross Internal Area  
Main House = 1647 sqft/153 sqm  
Outbuildings = 1001 sqft/93 sqm



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception  
Room/s



4 Bedroom/s



3 Bath/Shower  
Room/s



#### KITCHEN/DINER

23'3" x 9'10" (7.1m x 3m)

Extensively fitted with handmade kitchen units complemented with timber work surfaces incorporating one and a half bowl sink unit. Appliances include a Range style electric cooker with 7 burner hob and double oven with extractor above. Integrated fridge/freezer, plumbing for dishwasher. A tiled floor runs throughout. The Dining Area comfortably accommodates a 6 person everyday dining table with bi-fold doors opening to the front.

#### UTILITY/BOOT ROOM

#### BEDROOM 4/STUDY

3m x 2.5m (0.91m x 0.61m.1.52m)

With full length glazed double doors opening onto the rear garden, coved ceiling, wood effect laminate flooring.

#### INNER HALLWAY

With doors to:

#### MASTER BEDROOM

15'1" x 10'2" (4.6m x 3.1m)

With built in wardrobes, engineered oak flooring, attractive views over the rear garden.

#### EN-SUITE SHOWER ROOM

Being fully tiled and fitted with double length shower cubicle with glazed splash screen, wash hand basin and close coupled WC. Fitted wall mirror.

#### BEDROOM 2

10'2" x 8'10" (3.1m x 2.7m)

With engineered oak flooring, coved ceiling, window with views over the landscaped garden.



#### BEDROOM 3

9'10" x 9'10" (3m x 3m)

With engineered oak flooring, coved ceiling, window overlooking the rear garden.

#### FAMILY BATHROOM

Fitted with a four piece suite comprising free standing roll top bath with oak block feet, separate shower cubicle, wall mounted wash hand basin, low level flush WC. Fitted wall mirror, fully tiled walls, tiled floor.

#### OUTSIDE

The property is approached over a driveway which leads through double gates onto a private tarmac forecourt providing ample parking and turning space for several vehicles.

#### THE GARDENS

The attractive landscaped gardens include a large east/south and west facing patio which wraps around the Garden Room sheltered by mature Yew hedging with extensive lawned gardens beyond.

#### DETACHED LOG CABIN/LODGE

This is currently being utilised as a garden/entertaining room and could have a variety of uses subject to appropriate planning consent. The Lodge benefits from its own entertaining garden area with bench seating, space for barbecue and a hot tun.

#### WORKSHOP/STORE

7m x 3.5m (2.13m x 0.91m.1.52m)

This is found at the rear of the property.

#### LAWNMOWER/STORE

7m x 3.5 (2.13m x 0.91m.1.52m)

This is found at the rear of the property.

#### GENERAL REMARKS



**SERVICES**

Mains water, electricity, septic tank and oil fires central heating are understood to be connected. None of these have been tested.

**TENURE**

Freehold. Buyers must confirm via their solicitor.

**COUNCIL TAX**

The property is currently is Council Tax Band G - Wrexham County Borough Council.

**VIEWINGS**

Strictly by appointment through the Agents, Halls, 12 Salop Road, Oswestry, SY11 2SP - 01691 670320.

FOR SALE

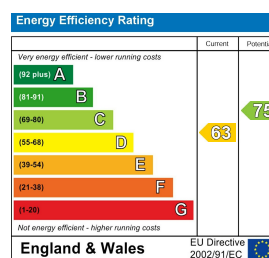
## Casa Nabun Tallarn Green, Malpas, Cheshire, SY14 7LL



**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



01691 670 320

#### Oswestry Sales

20 Church Street, Oswestry, SY11 2SP  
E: [oswestry@hallsgb.com](mailto:oswestry@hallsgb.com)



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.