

**FOR SALE**

Offers In The Region Of £595,000

Pear Tree House Tallarn Green, Malpas, SY14 7LJ

This charming and improved country cottage is being sold with gardens and land to just under 5 acres. In addition to the land are a range of outbuildings, yard and timber framed car port. There are wonderful views over the land towards the brook & woodland beyond. The property briefly comprises porch, sitting room, large dining / kitchen, boot room, utility & cloaks. Also to the ground floor is a bedroom / study. To the 1st floor is a master bedroom with en-suite, further double bedroom and family bathroom.





- Charming Country Cottage with 5 Acres
- Stunning views over the land
- Range of Outbuildings & Yard
- Hall, Sitting Room, Dining Room
- 3rd Bedroom / Study, Kitchen
- Utility, Boot Room & W.C
- Two further Bedrooms & 2 Bathrooms
- Oil Central Heating & D.G Windows

LOCATION

Pear Tree House is located close to the centre of the popular village of Tallarn Green which is 18 miles from Chester, within 5 miles of Malpas and within 10 miles from Wrexham, Ellesmere and Whitchurch. The village has an active community which includes Borderbrook Primary School, Village Hall & Tennis courts, Methodist Church and playing fields all of which are within walking distance.

Many people never leave the village after moving here! There are equestrian facilities within three miles. There are local walks and a number of Bridle Paths for hacking close by.

There is another junior school close by in Shocklach and there are secondary schools in Malpas, Penley & Whitchurch.

BRIEF DESCRIPTION

The property comprises entrance porch and hall, sitting room with log burning stove, dining / kitchen with excellent views over the land from the kitchen. Also to the rear is a boot room / rear hall, utility and cloakroom with W.C. Adjacent to the sitting room is the 3rd bedroom / study. To the 1st floor is a master bedroom with exposed beams, feature wall panelling with hidden wardrobe. Off the bedroom is a modern en-suite with shower. There is a 2nd double bedroom off the landing and family bathroom.

The cottage has a wealth of exposed timbers, double glazed windows and an oil fired central heating system.

Outside there are gardens to the front and rear with an amazing outlook over the land that comes with the property which is ideal for grazing animals. There are a range of outbuildings including a timber framed car port, triple bay carport and single garage. To the far side of the house is access to a secure yard suitable for machinery, caravan, horsebox. Off the yard is an insulated workshop and a large barn.

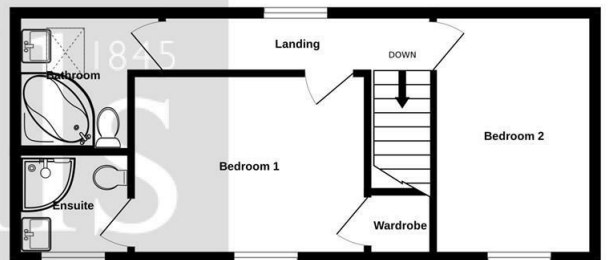
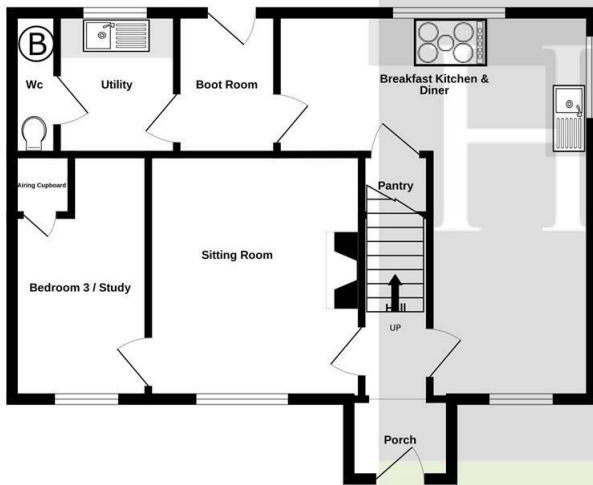
ACCOMMODATION COMPRISES

Front entrance door opens into the entrance porch and hall. There are double glazed windows either side of the door, wood laminate flooring and a door into the



Ground Floor

1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



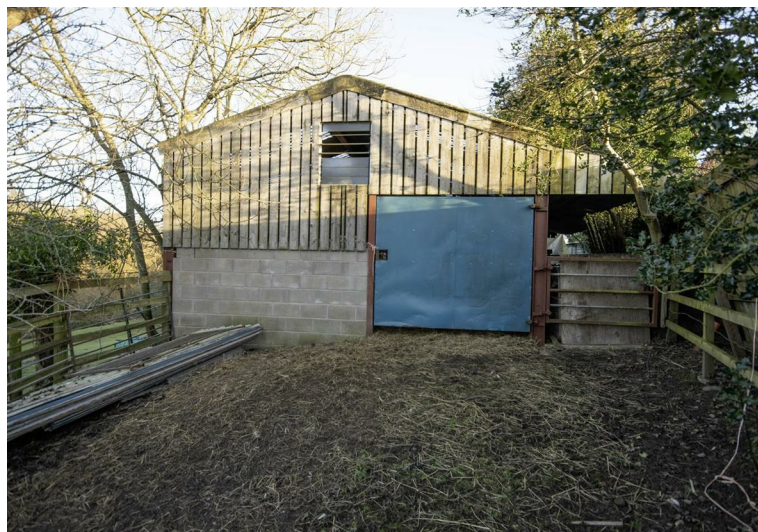
1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



SITTING ROOM

13' x 11'1 (3.96m x 3.38m)

There is a feature fire place with log burning stove, exposed beams to the ceiling and window to the front. There is a door to the 3rd bedroom / study and a radiator.

BEDROOM THREE / STUDY

12'8 x 7'1 (3.86m x 2.16m)

Exposed beams, wood laminate flooring, window to the front and radiator.

DINING KITCHEN

16'4 max x 20' max (4.98m max x 6.10m max)

Dining Area: Windows to the front, radiator, tiled floor and opening through to the

Kitchen Area: Windows with views over the land, range of base and wall mounted units, wooden work tops, large electric range style cooker, drainer sink unit, space and plumbing for dishwasher. There is space for an American style Fridge / freezer. It has a tiled floor, inset spot lights and a door to a pantry. Door to the

BOOT ROOM / REAR HALL

Tiled floor, door to the rear of the cottage and door through to the

UTILITY ROOM

7'8 x 7'4 (2.34m x 2.24m)

Base units, work tops, drainer sink unit and space and plumbing for a washing machine. There is a tiled floor, radiator, window and door to the

CLOAKS

Low flush W.C and floor mounted oil fired boiler.

1ST FLOOR LANDING

Stairs ascend from the entrance hall and ascend to the 1st floor landing where there is a window overlooking the land.

MASTER BEDROOM (FRONT)

10'7 x 9'5 (3.23m x 2.87m)

Feature panelled wall with hidden wardrobe, double glazed window to the front and a exposed beams to the ceiling.

EN SUITE

Modern white suite comprising large corner shower enclosure, vanity unit with wash hand basin, low flush W.C and towel radiator. There are feature oak floor boards and oak bathroom door.

BEDROOM TWO (FRONT)

12'8 x 9'1 (3.86m x 2.77m)

Double glazed window to the front, exposed beams and radiator.

BATHROOM

Modern white suite comprising corner bath with shower over, low flush W.C, wash hand basin and radiator. There is also a skylight.

OUTSIDE

The property is accessed from the road down a gravelled lane which is also shared with the neighbouring property. There is a gate that leads to the private gravelled drive that leads to the cottage and parking area. Adjacent to the drive is a front garden with lawns and surrounding flower borders. As the drive continues to the parking area there is the garage and two car ports. There is a 5 bar gate that leads into the land down a stone track to the lower levels and round to the far side of the barn.

To the side and rear of the cottage is the rear garden with seating area, lawns and raised beds. There brilliant views over the land from here and a also a great place to watch the wide variety of wildlife in the area.



TIMBER FARMED CAR PORT

17'7 x 16'6 (5.36m x 5.03m)

CAR PORT

22' 15'8 (6.71m x 4.78m)

GARAGE

19' x 9 (5.79m x 2.74m)

SECURE YARD & HARDSTANDING

From the side of the house the drive continues to the secure yard through a set of gates. There is a large hardstanding area ideal for machinery, vehicle storage and for a caravan, boat or motorhome. There is an insulated work shop with power and from the yard is access to the

BARN

73' x 18' (22.25m x 5.49m)

Power, lighting and water. To the far end of the barn is access back into the fields.

LAND

The property, gardens and land extend to just under 5 acres and the land slopes down from the property to the lower flat level that borders the Wychbrook. The land has been split into a number of separate paddocks and there is also an area behind the garage which is ideal for a chicken coop.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230
You can also find Halls properties at rightmove.co.uk & onthemarket.com
WH1443 170124 (Draft Details)

DIRECTIONS

Leave Whitchurch on the A525 Wrexham Road and proceed for approximately 5.5 miles, turn right signposted Tallarn Green and after approximately 1.7 miles turn right at the T junction. After approximately 0.3 miles turn left at the T junction. Proceed through Tallarn Green and after approximately 0.25 miles there is a gravelled lane and sign saying Pear Tree House. Drive down the lane to the property.

What 3 Words - [glance.reinvest.hood](https://www.what3words.com)

COUNCIL TAX - WREXHAM

The property is in Council Tax Band F - £2,630.74 payable 2023 - 24. For confirmation of these Council Tax details, contact Wrexham County Borough, The Guildhall, Wrexham. Tel 01978 298992 or counciltax@wrexham.gov.uk

SERVICES - ALL

We believe that mains water and electricity are available to the property. Drainage is to a septic tank. The heating is via an oil fired boiler to radiators.

TENURE - FREEHOLD

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

