

FOR SALE

The Forge Tilston Road, Malpas, SY14 7DF



Approximate Gross Internal Area  
Main House = 2841 sqft/264 sqm  
Garage = 172 sqft/16 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.



FOR SALE

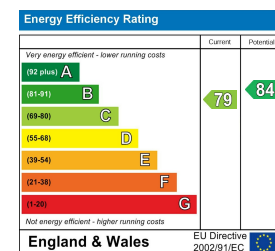
Offers In The Region Of £735,000

The Forge Tilston Road, Malpas, SY14 7DF

**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



The Forge is a superbly appointed newly built home with stunning views over the adjoining countryside. The property is finished to an exceptionally high standard and is offered for sale with NO ONWARD CHAIN. The accommodation comprises reception hall, cloakroom and study. There is a large open plan living/dining room, breakfast kitchen, utility room and boiler room. To the first floor is a master bedroom with en-suite bathroom. There are two further double bedrooms one with an integrated wardrobe and a large family bathroom. To the second floor are two double bedrooms and a bathroom. The property is heated by a LPG fired boiler and benefits from underfloor heating on the ground floor. Externally the property has a double width gravel driveway which leads to the integral garage. The garden can be accessed through the French doors in the living room or down the paved pathway to the side of the property. The garden is laid to lawn and has a large south west facing patio overlooking the adjoining fields.



01948 663 230

Whitchurch Sales  
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW  
E: whitchurch@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.

Malpas centre 1/2 mile, Chester 16 miles, Whitchurch 8 Miles, Nantwich 15 miles, Manchester 50 miles. All distances are approximate.



2 Reception Room/s



5 Bedroom/s



3 Bath/Shower Room/s



- Large Open Plan Kitchen
- Parking For Several Cars
- No Upward Chain
- Under Floor Heating
- 5 Double Bedrooms, 3 Bathrooms
- High Level of Specification
- Panoramic Views Over The Welsh Hills
- Spacious Family Home

#### Location

The property is located just outside the village off Malpas and is accessed off the Tilston Road. Malpas is a busy and very well regarded popular village in South West Cheshire, it enjoys the benefits of several excellent schools, restaurants, pubs, doctors surgery and a selection of local shops.

The town of Whitchurch is only 6 Miles away which has the benefit of 4 supermarkets, different local shops, churches, leisure centres and other activities.

There is excellent road access to Chester, Wrexham, North Wales & the North West.

#### Brief Description

The accommodation comprises reception hall, cloakroom and study. There is a large open plan living/dining room, breakfast kitchen, utility room and boiler room. To the first floor is a master bedroom with en-suite bathroom and two spacious integrated wardrobes. There are two further double bedrooms one with an integrated wardrobe and a large family bathroom. To the second floor are two double bedrooms and a bathroom. The property is heated by an LPG fired boiler and benefits from underfloor heating on the ground floor.

#### Reception Hall

Entrance door with glazed panels either side and wood effect tiled floor.

#### Cloakroom

Window to front, wash hand basin with vanity unit below, low level WC, inset spotlights and wood effect tiled floor.

#### Study

11'8 (max) x 11'6 (3.56m (max) x 3.51m)  
Window to front and wood effect tiled floor.

#### Open Plan Kitchen/Dining/Living Room

34'7 x 23'6 (10.54m x 7.16m)  
Having French doors opening onto the patio area and wood effect tiled floor. There is the provision to install a log burner

Kitchen: Bespoke fitted kitchen with a range of shaker style base and wall mounted units, extensive granite work surfaces which extend to create a three seater breakfast bar. There is a five ring lpg hob with extractor above, double oven, integrated wine cooler, integrated fridge freezer, inset spotlights, integrated dishwasher, stainless steel 1 & 1/2 inset sink and wood effect tiled floor.

#### Utility/ Boot Room

11'4 x 9'9 (3.45m x 2.97m)  
Range of wall and base mounted shaker style units, inset stainless steel sink, granite work surfaces, space and plumbing for a washing machine and tumble dryer. There is a side entrance door and a door into the boiler room.

#### First Floor Landing

Stairs ascend from the hall to the first floor landing where there is an airing cupboard and a large window to the front.

#### Master Bedroom

23'6 x 14'7 (7.16m x 4.45m)  
Juliet balcony with French doors and windows either side, two integrated wardrobes with lighting, inset spotlights and a radiator.

#### En-suite Bathroom

White four piece suite comprising, freestanding roll top bath, shower enclosure with rainfall shower head, wall mounted double sink with vanity unit below and mirror above, low level WC, tiled floor, inset spotlights, two skylights, heated towel rail and part tiled walls.

#### Bedroom Two

15'2 x 11'6 (4.62m x 3.51m)  
Windows to front and side and a radiator.

#### Bedroom Three

15'2 x 11'1 (4.62m x 3.38m)  
Window to side, radiator and a integrated wardrobe.

#### Bathroom

Stunning four piece suite comprising shower enclosure with rainfall shower head, large panel bath, low level WC, wall mounted wash hand basin with vanity unit below and mirror above, part tiled walls, inset spotlights, tiled floor, and heated towel rail.

#### Second Floor Landing

Stairs ascend from the first floor landing where there are two skylights.

#### Bedroom Four

15'7 x 14'7 (4.75m x 4.45m)  
Window to side, two skylights, integrated wardrobe and eaves storage.

#### Bedroom Five

16'1 x 15'2 (4.90m x 4.62m )  
Window to side, two skylights, integrated wardrobe and eaves storage.

#### Bathroom

White four piece suite comprising, freestanding roll top bath, shower enclosure with rainfall shower head, wall mounted double sink with vanity unit below and mirror above, low level WC, tiled floor, inset spotlights, heated towel rail and part tiled walls.

#### Outside

Access to the properties in New Farm Court is via a shared driveway which has allocated parking for visitors. The Forge has a double width gravel driveway which leads to the garage. There is a paved pathway down the side of the property to the rear garden which has a large patio area, laid to lawn and has panoramic views over the Welsh hills.

#### Garage

Power, lighting, electric up and over garage door, window and side access door.

#### 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](http://rightmove.co.uk) & [onthemarket.com](http://onthemarket.com)  
WH1442 170124

#### Directions

From Malpas High Street head north onto Tilston Road, follow this road for approximately 0.5 miles and then turn left into New Farm Court and the property will be found on the left hand side.

#### Services

We believe that mains electricity and water are connected. Drainage is to a shared septic tank. LPG fired heating.

#### Council Tax - Cheshire

The current Council Tax band is 'G'. The cost for 2023/ 2024 is £3,604.97. For further enquiries contact Cheshire West & Chester Council.

#### Tenure - Freehold

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