

FOR SALE

Saddlery House Tilston Road, Malpas, SY14 7DF



Approximate Gross Internal Area
2562 sqft/238 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

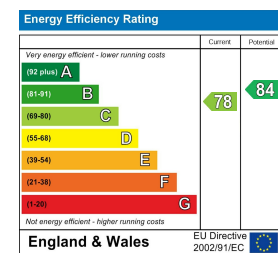
Offers in the region of £695,000

Saddlery House 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

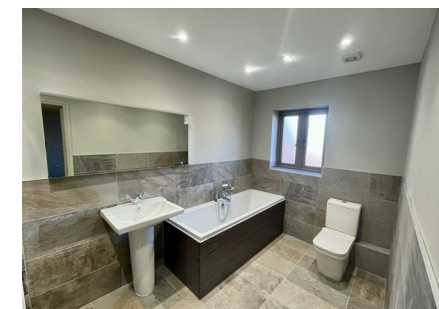


Saddlery House is a wonderfully appointed family home with stunning views over the adjoining countryside. The property is finished to a very high standard and is offered for sale with No Onward Chain. The accommodation comprises reception hall with cloaks and WC. There is a large open plan living/dining room, breakfast kitchen, utility room and boiler room. To the first floor is a master bedroom with en-suite bathroom and dressing room. There are two further double bedrooms with integrated wardrobes and a large family bathroom. To the second floor there are two bedrooms and a shower room. The property has LPG gas fired boiler and benefits from underfloor heating on the ground floor. Externally there is a gravel driveway leading to a large integral garage. The garden to the property is laid to lawn and the patio enjoys views over the Welsh hills.



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.

FOR SALE

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



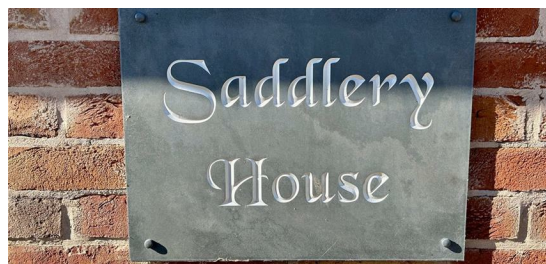
1 Reception Room/s



5 Bedroom/s



3 Bath/Shower Room/s



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

Location - Malpas

The property is located just outside the village of 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 with cloaks and WC. 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 dressing room. There are two further double bedrooms with integrated wardrobes and a large family bathroom. To the second floor are two bedrooms and a shower room. The property has LPG gas fired boiler and benefits from underfloor heating on the ground floor.

Accommodation Comprises

Path leads up to the front entrance porch. Door into

Reception Hall

Entrance door, wood effect tiled floor and understair storage cupboard.

Open Plan Living/ Dining Room

29'7 x 29'6 (9.02m x 8.99m)
Having bi-Fold doors opening onto the patio area, windows to rear, provision to install a log burner and wood effect tiled floor,

Kitchen: Luxury 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 five ring lpg hob with extractor above, double oven, integrated fridge freezer, integrated dishwasher, stainless steel 1 & 1/2 inset sink, two windows to rear and wood effect tiled floor.

Utility

11'8 x 6' (3.56m x 1.83m)
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, access to the boiler room and a internal door into the garage.

Cloakroom

Pedestal wash hand basin, low level WC, wood effect tiled floor and window to front.

First Floor Landing

Stairs ascend from the hall to the first floor landing where there is an airing cupboard and two windows to front.

Master Bedroom Suite

14'8 x 14'1 (4.47m x 4.29m)
Window to front, radiator and inset spotlights.

En-suite Bathroom

11'3 x 6'3 (3.43m x 1.91m)
Modern four piece suite comprising, freestanding roll top bath, shower enclosure with rainfall shower head, wall mounted wash hand basin with vanity unit below and a low level WC. There is a window to the rear, tiled floor, inset spotlights, heated towel rail and part tiled walls.

Dressing Room

11'7 x 6'3 (3.53m x 1.91m)
Window to rear, radiator and inset spotlights.

Bathroom

11'5 x 6'9 (3.48m x 2.06m)
Stunning four piece suite comprising shower enclosure with rainfall shower head, large panel bath, low level WC and a pedestal wash hand basin with illuminated mirror above. There is a window to the rear, part tiled walls, tiled floor, and a heated towel rail.

Bedroom Two

11 x 9'2 (3.35m x 2.79m)
Window to rear, radiator and integrated wardrobe.

Bedroom Three

10'9 x 9'2 (3.28m x 2.79m)
Window to front, radiator and integrated wardrobe.

Second Floor Landing

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

Bedroom Four

Two skylights and a radiator.

Bedroom Five

13'8 x 11'9 (max) (4.17m x 3.406m (max))
Window to side, skylight, radiator and storage cupboard.

Shower Room

White three piece suite comprising shower enclosure, pedestal wash hand basin and low level W/C. There are inset spotlights, tiled floor, part tiled walls and a heated towel rail.

Outside

The property is accessed off Tilston Road to a private driveway for the seven properties in New Farm Court. There is a double width gravel driveway and a small lawn area to the front of the property. Access to the rear garden is from the drive as well as from the bi-fold doors in the living/dining room. The rear garden comprises a large paved patio area which continues to the driveway, lawns and amazing panoramic views over the Welsh hills.

Garage

18'1 x 9'1 (5.51m x 2.77m)
Power, lighting, electric up and over door and tiled floor.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watgate Street, Whitchurch, SY13 1DW Telephone 01948 663230
You can also find Halls properties at rightmove.co.uk & Onthemarket.com
WH1441 170124 (Draft Details)

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 'F'. The cost for 2023 / 24 is £3,124.31. For further enquiries contact http://www.cheshireeast.gov.uk/council_tax

Tenure - Freehold

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