



**FOR SALE**

Offers In The Region Of £715,000

## Poppy Cottage Shocklach, Malpas, Cheshire, SY14 7BH

Poppy Cottage is a charming country cottage with large landscaped gardens that overlooks the adjacent countryside. The property is presented to an exceptional standard and briefly comprises hall, living room, dining room, study/ 4th Bed, large breakfast kitchen, side hall / boot room and utility with cloaks. There is also a ground floor bedroom with en suite shower room. To the 1st floor are 2 further double bedrooms and a luxury bathroom. In the gardens is a covered seating area and outdoor kitchen and office/ gym / summer house. The property has parking for many cars and a single garage.





Malpas is 3.6 miles. Chester 14 miles, 9.4 miles, Whitchurch 10 miles & Wrexham is 10.2 miles. All distances are approximate.



- Wonderful Detached Rural Cottage
- Large Landscaped Gardens
- Hall, Living Room, Dining Room
- Large Breakfast Kitchen, Utility
- Ground Floor Bedroom & En Suite
- 3/ 4 Bedrooms, Bathroom
- Outdoor Kitchen & Seating Area
- Summer House / Home Office
- Large Drive & Garage

#### LOCATION

Poppy Cottage is in the small village of Shocklach, in a delightful position with surrounding countryside and rural views. The village of Shocklach offers a good range of day-to-day amenities including a historic church, public house and popular primary school. Nearby Tilston offers a wider selection of amenities including a village store, church, popular gastropub, primary school and playing fields.

Malpas (4 miles) is a picturesque English country village, recorded in the Domesday Book, with a fine gothic church (St Oswalds) and buildings in a mixture of architectural styles. It has a good range of shops, pubs and restaurants and Bishops Heber High is a popular secondary school situated on the outskirts of the village.

The property is only 22 miles from Crewe where there is a regular rail service to London Euston (from 1 hour 34 minutes) and Manchester Piccadilly (from 43 minutes).

There are well-regarded private schools in the region including King's and Queen's schools in Chester, Shrewsbury School, Ellesmere College, Moreton Hall and Packwood Haugh Preparatory School.

The City of Chester (13 miles) is one of the north west's leading retail and commercial centres serving a catchment area extending from Manchester to Shrewsbury and covering the whole of North Wales.

Chester also gives access to the motorway network providing a link to other north west and midlands conurbations and to Liverpool and Manchester airports.

#### BRIEF DESCRIPTION

The accommodation comprises entrance hall, study / 4th bedroom, large living room with feature fire place, large picture window and doors to the landscaped gardens. There is a spacious dining room with exposed beams, modern spacious breakfast kitchen which then leads onto a side entrance hall/ boot room and utility room / cloakroom. Also to the ground is a double bedroom with en-suite shower room.

To the 1st floor are two double bedrooms and luxury bathroom suite. The property has ultrafast fibre optic broadband, double glazed windows and a newly installed oil fired central heating boiler.

There are large landscaped gardens to the front, side and rear of the property. There is a covered seating area and outdoor kitchen area and at the bottom of the garden is a newly installed summer house / gym / home office.

#### ACCOMMODATION COMPRISES

Front entrance door opens into the

#### ENTRANCE HALL

Internal doors into the study, living room and dining room.

#### STUDY / 4TH BEDROOM

10' x 6'7

Windows to the front and radiator.

#### LIVING ROOM

21' x 14'4

Feature fire place with log burner, window and large double doors looking down the landscaped gardens. There is also a second window to the rear overlooking the patio and fields beyond. There is a radiator and door to under stairs store.

#### DINING ROOM

15'3 x 12'3

Feature fire place and exposed beams. Window to the front and door into the kitchen and also to the ground floor bedroom.

#### BREAKFAST KITCHEN

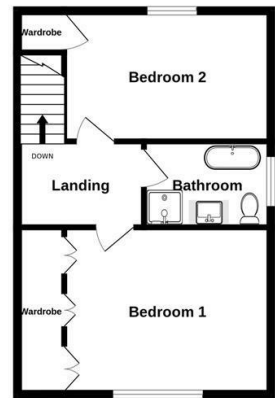
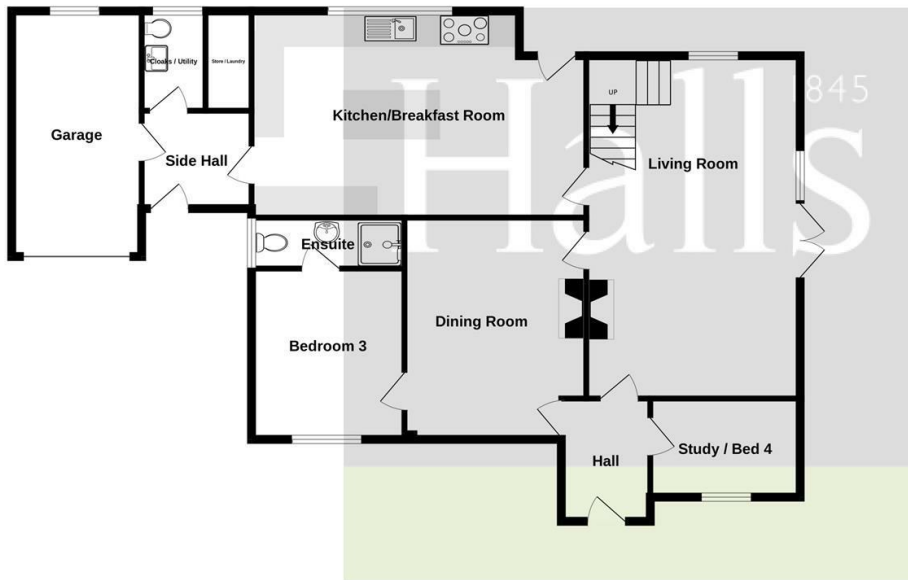
22'4 max x 13'8

Stunning modern kitchen with a wide range of base and wall mounted units, integrated dishwasher and space for fridge / freezer There are extensive worktop surfaces and large central island. There is also a range style cooker, windows to the rear patio and fields beyond. There is a door to the patio and door to the side hall and boot room.



Ground Floor  
1289 sq.ft. (119.8 sq.m.) approx.

1st Floor  
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 1723 sq.ft. (160.0 sq.m.) approx.

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.



3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



#### SIDE HALL / BOOT ROOM

7'4 x 6'5

Corner boot room style bench, door from the drive, door to the garage and door into the utility / cloaks room

#### UTILITY / CLOAKROOM

7' x 6'8

White suite comprising low flush W.C and wash hand basin. There are fitted storage cupboards including a laundry unit with space and plumbing for washing machine and tumble dryer. There is a window to the rear and within one of the units is a newly installed floor mounted boiler.

#### GROUND FLOOR BEDROOM

11'5 x 10'8

Windows to the front and door to the

#### EN SUITE

Modern white suite comprising shower enclosure, wash hand basin, low flush W.C and window.

#### 1ST FLOOR LANDING

7'4 x 6'9

Stairs ascend from the living room to the spacious 1st floor landing

#### BEDROOM ONE (FRONT)

16'4 x 11'7

Range of fitted wardrobes and windows with views over the front garden and countryside.

#### BEDROOM TWO (REAR)

13' x 8'9

Window overlooking the patio area and adjoining countryside. There is a door to a built in wardrobe.

#### BATHROOM

8'6 x 5'9

Luxury bathroom suite comprising free standing bath, separate shower enclosure, vanity unit with wash hand basin and low flush W.C. There are windows with a great view down the landscaped gardens.

#### OUTSIDE

The property is accessed off Soughans Lane to a drive with ornate gate posts to the parking area suitable for many cars, The drive continues to the garage. There is access down the side of the garage to the rear of the house where there is an enclosed area for the oil tank and drainage system. There is an external hot and cold water supply.



#### GARDENS

The gardens have been beautifully landscaped by the current owners and comprise lawns, large Indian stone paved patio area that wraps around the rear to the side where the covered seating and outdoor kitchen area is. There is an Indian stone paved path that winds down to the bottom of the garden to the Office / Gym / Summer House.

There are large shaped flower borders with low level lighting placed throughout to create an amazing effect when it goes dark! There is also external power sockets located in the gardens,

Behind the summer house is a large gravelled area with greenhouse. This currently being used as a general garden utility area. However due to the size it is deal for someone to create a kitchen garden with raised beds.

#### COVERED SEATING AREA

16'4" x 9'10"

This is a wonderful addition to the garden and is an Oak framed structure with pitched tiled roof. There is lighting, power supply and commercial outdoor heaters. In addition to the structure there is also an outdoor kitchen with Pizza Oven, Grill, Fridge and store units. This can all be purchased by separate negotiation.

#### SUMMER HOUSE / HOME OFFICE / GYM

Gym / Summer House 11'1 (3.38m) x 11' (3.35m) Power, lighting, air conditioning unit and heater. There are double glazed windows, double glazed doors and roof window.

Office: 11' (3.35m) x 5'9 (1.75m) Power, lighting and hardwired WiFi connection from the main house.

#### GARDEN STORE SHED

14'6 x 10'3

Power, lighting, work benches and window to the adjacent fields.

#### GARAGE

16'5 x 8'8

Up & Over door, power and lighting and a boarded loft space with lighting. There is a door into the side hall/boot room.

#### 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) WH1505 140624





#### **DIRECTIONS**

From Malpas drive out on Church Street for about 1/2 a mile and turn right at Cuddington which is signposted for Chorlton and Shocklach. Follow this road for just under 1.5 miles and turn right into Soughans Lane and Poppy Cottage is located on the left after about 1 mile.

What 3 Words: descended.flagging.snipe

#### **COUNCIL TAX - CHESHIRE WEST**

The property has a Council Tax Band of F. For further enquiries contact <https://www.cheshirewestandchester.gov.uk/residents/council-tax>

#### **SERVICES**

We believe that mains water and electricity are available to the property. The heating is via an oil fired boiler to radiators. There is a modern septic tank / treatment plant recently installed to the rear of the house.

#### **TENURE - FREEHOLD**

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

FOR SALE

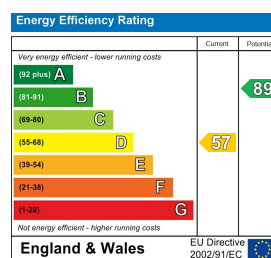
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

### Energy Performance Rating



01948 663 230

Whitchurch Sales

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