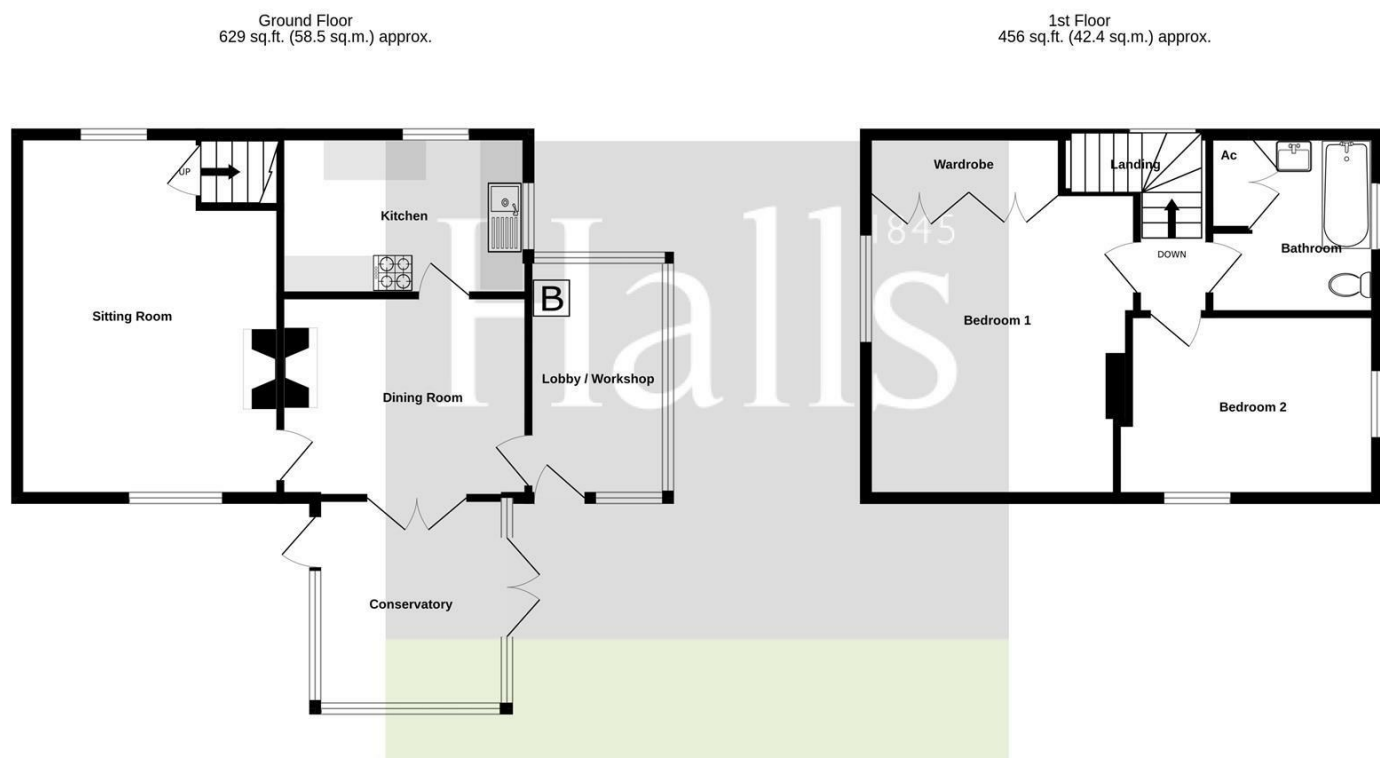
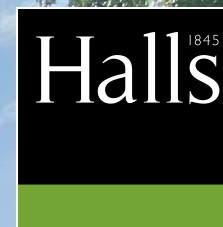


FOR SALE

Hawthorn Cottage Meadows Lane, Tilston, Malpas, Cheshire, SY14 7EU



TOTAL FLOOR AREA: 1086 sq.ft. (100.9 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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FOR SALE

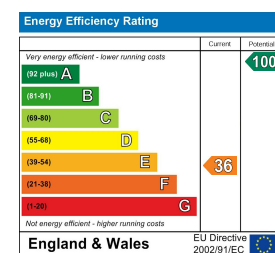
Offers In The Region Of £399,995

Hawthorn Cottage Meadows Lane, Tilston, Malpas, Cheshire, SY14 7EU

**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



Hawthorn Cottage is a charming detached country cottage which is surrounded by wonderful Cheshire Countryside. The property has spacious accommodation and comprises side lobby/workshop, sitting room, dining room, conservatory and kitchen. To the 1st floor are two double bedrooms and a bathroom. The property has large cottage style gardens and an orchard. There is a drive and detached garage. The property will require some cosmetic modernisation.



01948 663 230

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



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Malpas 3 miles, Whitchurch 7.6 miles, Wrexham, 9 miles and Chester is 16 miles. All distances are approximate.



2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Charming Detached Country Cottage
- Views Across Farmland
- Great for Walking, Peace & Quiet
- Side Lobby, Kitchen, Dining Room
- Conservatory, Sitting Room
- Two Double Bedrooms & Bathroom
- Large Gardens, Drive & Garage
- Additional Orchard / Kitchen Garden

#### Brief Description

This is a charming detached country cottage located towards the end of a farm track. If you are looking for a peaceful location with views this will be hard to beat. The cottage comprises a side lobby/ work shop, dining room, sitting room, conservatory and kitchen. To the 1st floor are 2 double bedrooms and a bathroom. There are large landscaped gardens and an orchard. There is parking for at least 2 cars and a large single garage. The property has scope for further development and will require some cosmetic modernisation and a new drainage system.

The property has oil fired heating and some of the windows are double glazed.

#### Accommodation Comprises

Door opens into the

#### Side Entrance Lobby / Workshop

12' x 6'9 (3.66m x 2.06m)

Power & lighting, floor mounted oil fired boiler and windows with views up the gardens and across the adjacent fields.

Door into the

#### Dining Room

12'4 x 10'1 (3.76m x 3.07m)

Feature fire place, quarry tiled floor, radiator and internal doors to the key rooms.

#### Conservatory

10'5 x 9'6 (3.18m x 2.90m)

Quarry tiled floor, radiator, double glazed doors and windows with views over the gardens. The conservatory roof is clear glass to enjoy the dark sky at night!

#### Kitchen

12'6 x 7'6 (3.81m x 2.29m)

Range of base and wall mounted units, electric cooker point, space for a fridge / freezer, drainer sink unit and plumbing for a washing machine. There are windows to the side and rear 1 of which is a beautiful stained glass window. There is a radiator and quarry tiled floor.

#### Sitting Room

18'1 x 13'1 (5.51m x 3.99m)

Feature fire place with log burning stove, quarry tiled floor, windows with views down the garden and window to the side. There are 2 radiators and door to staircase.

#### 1st Floor Landing

Stairs ascend from the sitting room and ascend to the 1st floor landing where there is a window and loft hatch.

#### Bedroom One

18'1 x 13'1 (5.51m x 3.99m)

Window with a great view to wake up to over the adjacent farmland. There are fitted wardrobes, recess for additional furniture and a radiator.

#### Bedroom Two

11'6 x 9'1 (3.51m x 2.77m)

Windows with views up the gardens and across over the adjacent countryside. There is also a radiator and recess for a wardrobe.

#### Bathroom

8'6 x 8'5 (2.59m x 2.57m)

White suite comprising roll top bath, low flush W.C and a wash hand basin. There is an airing cupboard, radiator and clear windows with great views.

#### Outside

The property is accessed off Meadows Lane to a drive suitable for 2 or 3 cars. The drive continues to the garage. There is access from the lane or around the side of the cottage to the large cottage style gardens with large lawns, number of flower borders with a wide range of plants trees and shrubs. At the bottom of the garden is a timber garden shed and beyond that is an enclosed orchard.

#### Garage

16'9 x 9'5 (5.11m x 2.87m)

Up & Over door, power & lighting.

#### 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) WH1511 250624 (Draft Details)

#### Directions

From Malpas drive out on the Tilston Road and after about 1.6 miles turn left into Whitewood Lane. Follow the lane for about 1.5 miles and turn left in to Meadows Lane which is adopted. Drive past the farm and other buildings and the cottage is located after about 1/4 of a mile on the right hand side.

What 3 Words: sheepish.dislodge.carry

#### Council Tax - Cheshire West

The property has a Council Tax Band of E and is located in Chester & Cheshire West Council.

#### Services - All

We believe that mains water and electricity are available to the property. The heating is via an oil fired boiler to radiators. Drainage is to a septic tank. The new owner will need to update the existing system as it no longer compliant.

#### Tenure - Freehold

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