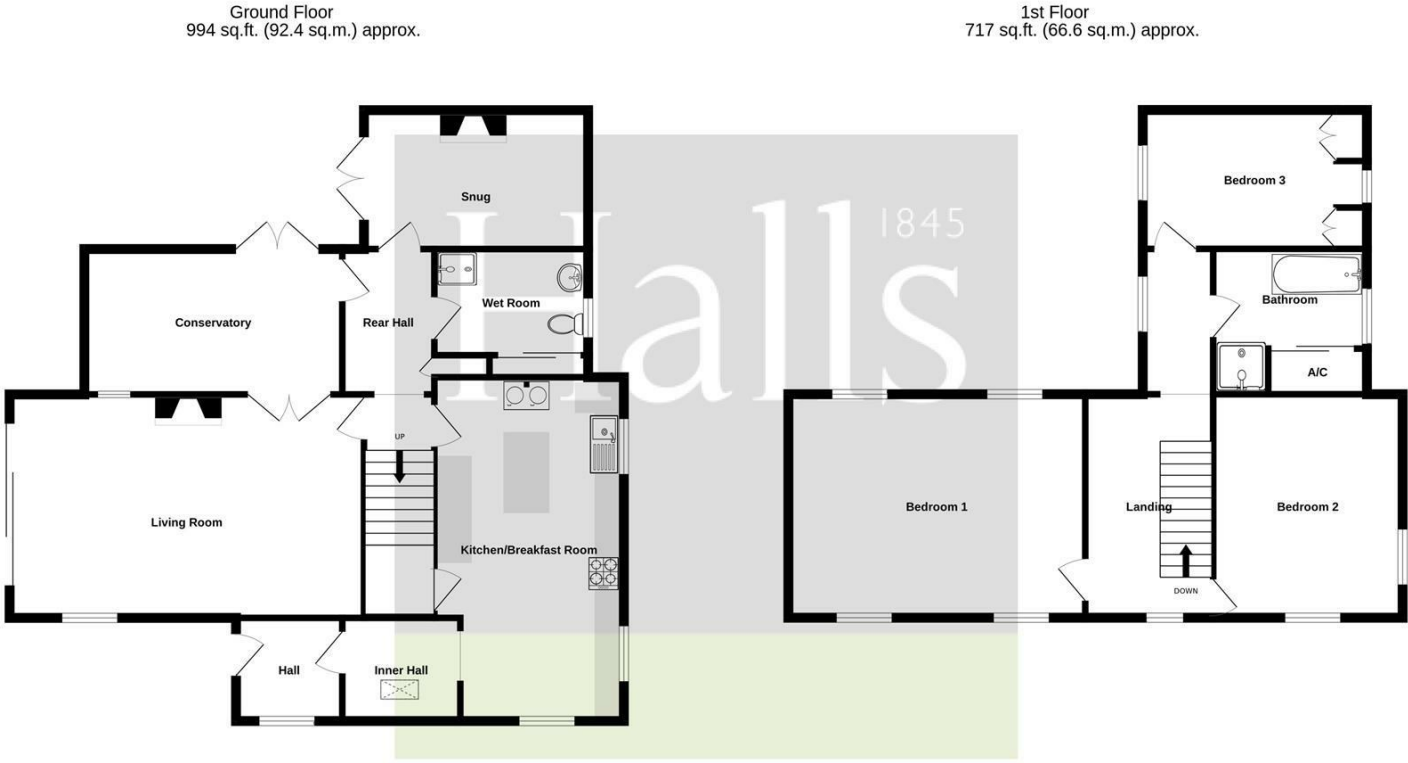


FOR SALE

Old Filling Station Shocklach, Malpas, SY14 7BN



TOTAL FLOOR AREA : 1712 sq.ft. (159.0 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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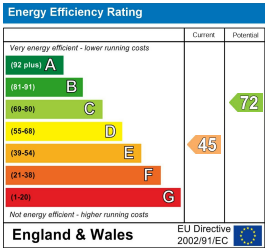


Old Filling Station Shocklach, Malpas, SY14 7BN

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



This wonderful detached family home is located in the popular village of Shocklach near Malpas and Tilston. The property offers spacious accommodation and good sized gardens to the side, gardens to the rear, studio/summer house and large detached double garage and workshop. There is also an Oak framed car port. The property has a hall, living room, breakfast kitchen with Rayburn, conservatory and snug with log burner. There are three double bedrooms, bathroom with shower and ground floor wet room. There are also wonderful views from the cottage and gardens over the fields towards the Welsh Hills.



01948 663 230

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



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FOR SALE

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



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Charming Detached Spacious Cottage
- Sitting Room, Conservatory, Snug
- Breakfast Kitchen, Pantry
- Ground Floor Wet Room
- 3 Bedrooms & Bathroom
- Large Gardens, Views over Fileds
- Oak Framed Car Port & Double Garage
- Studio / Summer House, Village Location

Location
The Old Filling Station 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
This charming cottage set on the edge of the village of Shocklach has been extended by the current owners. The accommodation comprises entrance hall, sitting room with log burner, spacious conservatory, snug with log burner, breakfast kitchen and pantry area. Also to the ground floor is a very useful wet room. To the 1st floor are three double bedrooms and a family bathroom with a shower. The house has oil fired central heating and double glazed windows.

There are large gardens to the side and rear with lawns, decked sitting area and raised kitchen garden beds. There is a studio / summer house from the gardens which has power and water supply. There is ample parking on the main drive that leads to a detached Oak framed double car port. There is a separate drive to the side of the cottage that leads to the detached double garage.

Accommodation Comprises
Front entrance door with double glazed window opens into the

Entrance Hall
6'5 x 6'3 (1.96m x 1.91m)
Quarry tiled floor, double glazed window to garden.

Inner Hall
7' x 6'3 (2.13m x 1.91m)
Quarry tiled floor and sky light.

Breakfast Kitchen
20'6 x 11'4 max (6.25m x 3.45m max)
Feature solid fuel fired Rayburn which can run up to 5 of the properties radiators. There is a wide range of base and wall units, with extensive wooden effect worktops, central island with granite worktop, drainer sink unit, LPG hob, electric double oven and microwave, space and plumbing for a washing machine, quarry tiled floor, 3 x double glazed windows, 2 x electric radiators. Door to walk in larder.

Living Room
21'3 x 13'3 (6.48m x 4.04m)
Featuring fire place with log burner, exposed beams, double glazed patio doors to garden, radiator, double doors and window to conservatory.

Rear Hall
9'1 x 5'6 (2.77m x 1.68m)
There is a rear hall which offers access to the conservatory, wet room and snug.

Conservatory
15'5 x 8'8 (4.70m x 2.64m)
Wooden framed double glazed windows and double doors overlooking the gardens. There is power and lighting and a stone floor.

Snug
13'4 x 10'3 (4.06m x 3.12m)
French doors to garden and log burning stove.

Wet Room
7'2 x 7' (2.18m x 2.13m)
Floor and wall tiles, WC, wash hand basin, radiator, double glazed frosted window, electric shower, sliding doors to storage cupboard.

1st Floor Landing
Staircase from the small inner hall between the kitchen and living room ascend to the large landing, double glazed window to the front and window to the rear overlooking fields.

Bedroom One
17'9 x 10'3 (5.41m x 3.12m)
Four double glazed windows with great views over the front and rear gardens and to the hills in the distance.

Bedroom Two
13'2 x 11'5 (4.01m x 3.48m)
Two double glazed windows to the front and side of the property.

Bedroom Three
13' x 10'2 (3.96m x 3.10m)
Double glazed window to the rear with views over fields, double glazed window to side and a built in wardrobe.

Bathroom
9'1 x 8'6 (2.77m x 2.59m)
Comprising white suite with panelled bath, separate shower enclosure, low flush WC, pedestal wash hand basin, sliding mirrored doors to airing cupboard, floor and wall tiles, double glazed window and towel radiator.

Outside
The property is accessed from the lane to a block paved drive with in and out entrances. The drive continues to the Oak framed car port. To the side of the car port is a lawned area with raised vegetable beds, there are compost bins and at the bottom of the garden is a pond.

Between the car port and house are 3 further lawned areas, large garden shed and path leading to the front door. The rear gardens can be accessed from the house or through a decorative wrought iron gate and side panel. There is a raised composite decked area overlooking the adjacent fields and with views towards the Welsh Hills. There are further lawned areas and flag paved seating areas. To the rear of the garage is a covered area and wood store and access into the workshops. By the back gate is a coal bunker and there is also a concealed oil tank.

Oak Framed Car Port
20' x 15' (6.10m x 4.57m)
Power & lighting and a concrete floor.

Studio / Summer House
14'3 max x 12'5 max (4.34m max x 3.78m max)
L Shaped timber framed building with power supply, cold water supply and plumbing for W.C. This can be used for either a summer house, art studio or home office.

Large Double Garage
25' x 25' (7.62m x 7.62m)
There are two electric powered roller shutter doors leading into the spacious garage with space for work bench and racking. Solar panels to the roof.

Workshop One
16'9 x 8'2 (5.11m x 2.49m)
Double doors to the side access, power and lighting. Door through to

Workshop Two
9'4 x 8'3 (2.84m x 2.51m)
Power and lighting and door to the gardens.

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 continue along the lane and at The Bull Inn turn left and the property is about 200 metres down on the right hand side.

What 3 Words: full.cutback.divisible

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
WH1557 051124

Council Tax - Cheshire West
The current band is E. For further enquiries contact http://www.cheshireeast.gov.uk/council_tax

Services
We believe that mains water and electricity are available to the property. Drainage is to a septic tank and 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.

Anti-Money Laundering (AML)
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.