



FOR SALE

Offers in the region of £495,000

The Old Manse Chapel Lane, Threapwood, Malpas, SY14 7AX

The Old Manse is a charming and spacious country cottage which is being sold with No Upward Chain. There are many period features within the property and it also has large cottage style gardens, parking for 2 or 3 cars and a timber garage. The property comprises large breakfast kitchen, sitting room / diner, conservatory and ground floor bathroom. To the 1st floor are 3 double bedrooms and a shower room. It has oil fired heating and double glazed windows.



Malpas 3 miles, Whitchurch 9 miles, Chester 15 miles, Tarporley 15 miles and Wrexham 9 miles. All distances are approximate.



- **Charming Detached Cottage**
- **No Upward Chain, Rural Setting**
- **Period Features, Conservatory**
- **Breakfast Kitchen, Lounge / Diner**
- **3 Bedrooms, 2 Bathrooms**
- **Large Cottage Style Gardens**
- **Off Street Parking, Timber Garage**
- **Timber Garden Shed**

Location

The Old Manse is located in the village of Threapwood which is 3 miles from Malpas. Malpas 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 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 property comprises a brick porch that opens into a recently fitted breakfast kitchen with a wide range of cupboards and integrated appliances. There is a large sitting room / diner with exposed beams and a feature fire place with log burning stove. Off this is a spacious conservatory which over looks the gardens to the rear. Also to the ground floor is a bathroom. To the 1st floor are three double bedrooms and a shower room.

There is a gravelled drive for 2 or 3 cars, timber garage and adjacent timber shed. There are cottage style gardens to the front and rear of the property. The property has an oil fired central heating system and double glazed windows.

Accommodation Comprises

Brick porch with door that opens into the breakfast kitchen.

Breakfast Kitchen

This wonderful recently fitted kitchen comprises a wide range of base and wall mounted units, extensive work top surfaces and inset drainer sink unit. There are integrated appliances including a fridge, freezer, electric double oven and 4 ring ceramic hob. There is a breakfast bar, windows to the front and side, space and plumbing for washing machine and tumble dryer.

Sitting Room/ Diner

Feature brick fire place with log burning stove, exposed timbers and windows to the rear garden. Double doors through to the conservatory.

Conservatory

Double glazed windows and doors to the rear gardens, power and lighting.

Inner Hall

There is a door off the dining area to an inner hall that leads to the bathroom.

Ground Floor Bathroom

Suite comprising panelled bath, low flush W.C, wash hand basin and window to the side.

1st Floor Landing

Stairs ascend from the dining area to the spacious 1st floor landing. There is a door to large walk in line store.



2 Reception
Room/s



3 Bedroom/s



2 Bath/Shower
Room/s



Bedroom One (rear)

There are exposed roof timbers, windows over looking the rear garden and there is a fitted wardrobe.

Bedroom Two (rear)

There are exposed roof timbers, windows over looking the rear garden and there is a wardrobe.

Bedroom Three (front)

There are windows to the front and side. exposed feature brick work and built in wardrobe.

Shower Room

Suite comprising shower enclosure, low flush W.C, wash hand basin and window to the side.

Outside

The property is accessed off from Chapel Lane to a gravelled drive suitable for 2 or 3 cars. The drive continues to the timber garage and adjacent timber store shed. There is an archway from the drive that leads to the front garden which is laid to lawn with mature flower borders with a wide variety of plants, trees and shrubs. There is a paved area to the front of the house and path that leads down the side to the rear garden which comprises paved patio area, lawns and surrounding flower borders.

Please note there is a rarely used public right of way down the side of the drive and behind the garage and shed and that leads over a stile into the adjacent field.

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 WH1598 290425

Directions

From Whitchurch drive out on the A41 and at Grindley Brook turn left by the Horse & Jockey pub. Follow the road towards Malpas and once in Malpas turn left into Church Street (by monument). Follow the road for about 3 miles and turn left just passed the shop into Chapel Lane and the property is about 500 metres down on the left hand side.

What 3 Words: crispy.pointed.quilting

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 externally located oil fired boiler to radiators. Drainage is to a sewage treatment plant.

Tenure - Freehold

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

Anti-Money Laundering (AML)

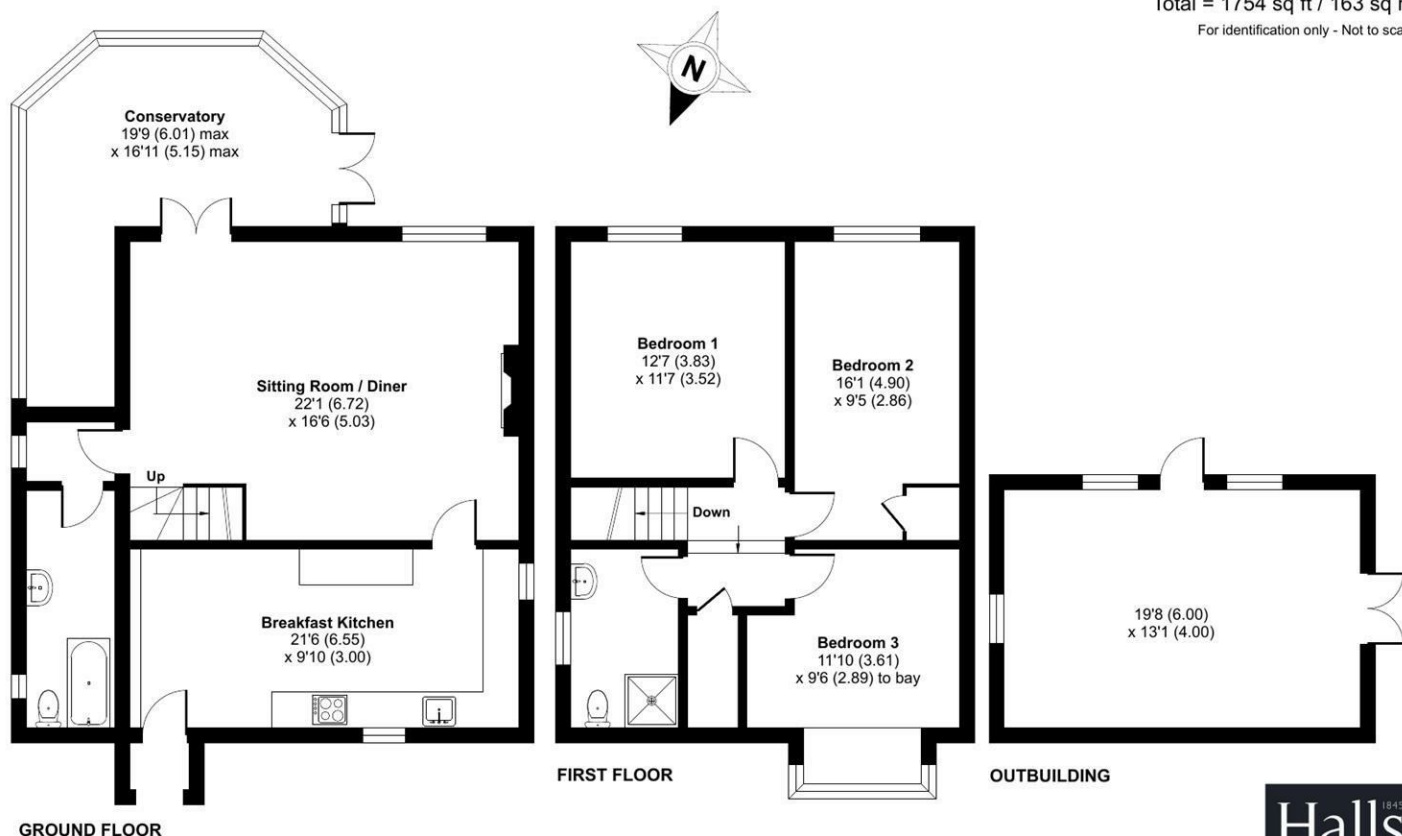
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach 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.

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Approximate Area = 1496 sq ft / 139 sq m
 Outbuilding = 258 sq ft / 24 sq m
 Total = 1754 sq ft / 163 sq m
 For identification only - Not to scale



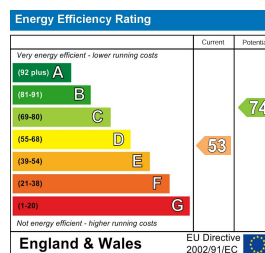
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01948 663 230

Whitchurch Sales

8 Watgate Street, Whitchurch, Shropshire, SY13 1DW

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