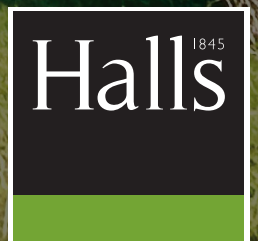




# BROOKSIDE COTTAGE

BRADLEY COMMON | NR MALPAS | SY13 4QZ









# BROOKSIDE COTTAGE

BRADLEY COMMON | NR MALPAS | SY13 4QZ

Malpas 2 miles | Whitchurch 4.5 miles | Nantwich 12 miles | Chester 17 miles | Shrewsbury 23 miles  
(all mileages are approximate)

## A SPACIOUS DETACHED COUNTRY COTTAGE WITH LARGE GARDENS AND LAND TO APPROX. 3 ACRES

Landscaped gardens, Rural Location, Paddocks, Detached Double Garage and laundry room / W.C.  
Located at the end of a private drive off Bradley Common and it has excellent countryside views.

The property measures approx. 1800ft<sup>2</sup> of wonderful accommodation over 2 floors.

There are 3 reception rooms, breakfast kitchen, utility, W.C, 3 bedrooms and 2 bathrooms.



**Whitchurch Office**

8 Watgate Street, Whitchurch,  
Shropshire, SY13 1DW

**T:** 01948 663230

**E:** [whitchurch@halls.gb.com](mailto:whitchurch@halls.gb.com)

Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

Brookside Cottage is a much loved and charming 200 year old cottage offering spacious accommodation. The property has been extended, improved and enhanced by the owner and has large gardens, outbuildings, detached garage and adjacent paddocks to approx. 3 acres. It is located at the end of Bradley Common which is wonderful for walking across and is also a Site of Special Scientific Interest.

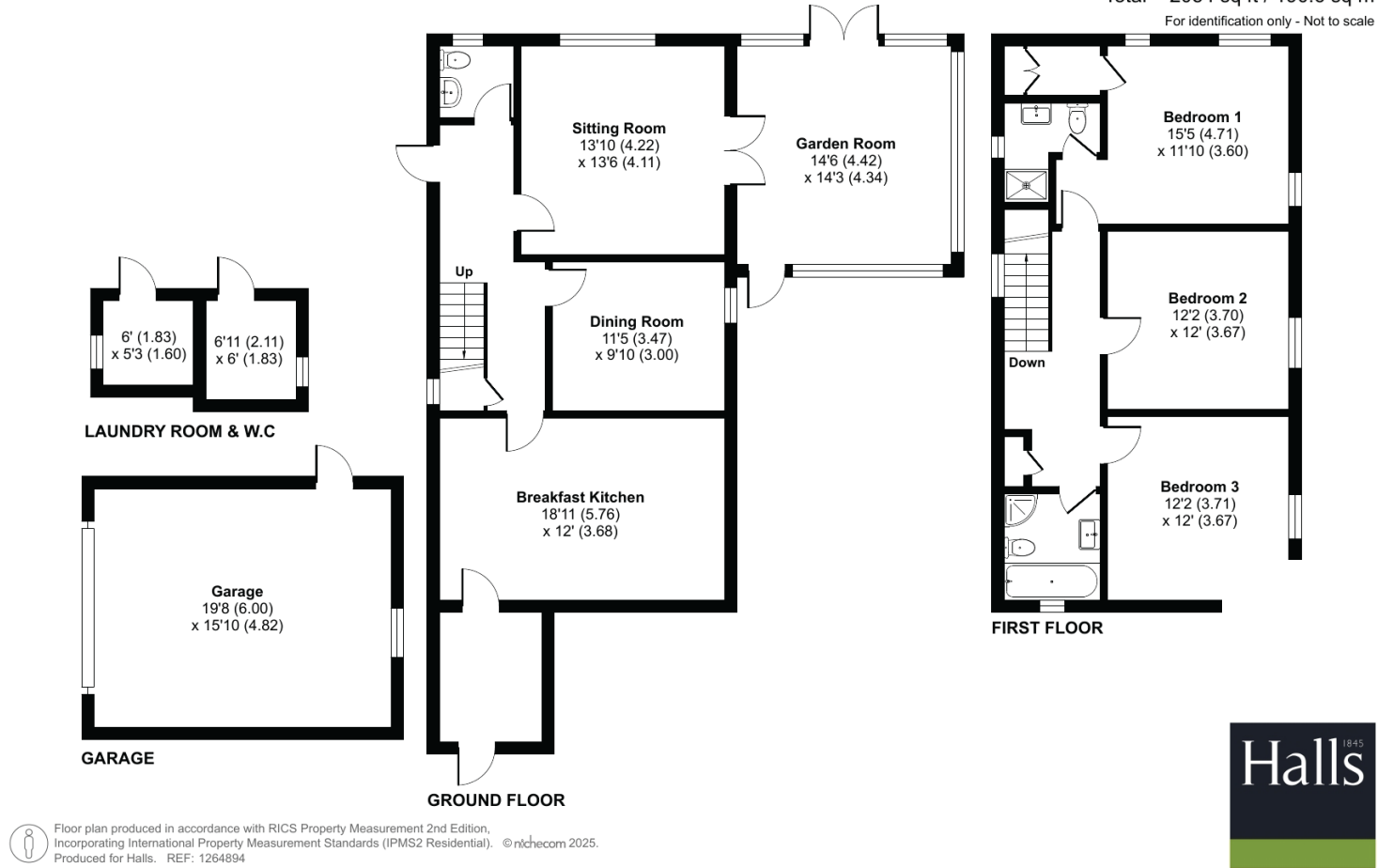
## SITUATION

The property is set in desirable location on the edge of Bradley Common between the popular village of Malpas and historic market town of Whitchurch. Malpas has an excellent range of local shops together with a Co Op, doctors surgery and some great pubs and restaurants. Brookside Cottage benefits from being well-connected to both Cheshire, Shropshire, North West and Wales. Whitchurch town centre has an excellent shopping street where you will find an array of independent shops, eateries, and amenities. The railway station is on the outskirts and has a Free car park. The station is on the Manchester to Cardiff line and goes via Crewe or Shrewsbury.

## THE PROPERTY

The accommodation briefly comprises spacious entrance hall, sitting room with feature fire place with log burner. There are double doors off the sitting room to a large garden room with a solid roof, off the hall is a cloaks with W.C, dining room with lpg stove. It has a spacious breakfast kitchen with oil fired AGA and granite worktops. Off the kitchen is side entrance lobby leading to outside. To the 1st floor there are three bedrooms and two bathrooms. The property has an oil fired central heating system and double glazed windows.

Approximate Area = 1671 sq ft / 155.2 sq m  
Garage = 311 sq ft / 28.8 sq m  
Outbuilding = 72 sq ft / 6.6 sq m  
Total = 2054 sq ft / 190.6 sq m  
For identification only - Not to scale





## OUTSIDE & GARDENS

The property is accessed off the common to a gravelled lane that leads to the detached double garage and parking area. There are large landscaped gardens to approx. ½ of an acre with lawns, paved seating areas, flower borders, ornamental pool, kitchen garden and greenhouse.

## OUTBUILDINGS

To the side of the property is a laundry room with plumbing for washing machine, power and lighting and storage. Adjacent to this a gardeners loo with W.C.

## PADDOCKS

There is direct access from the gardens into the adjacent paddocks which measure 2.6 acres. There is a water trough fed by mains water. The paddocks are bordered by mature hedging and there is also direct access from the far paddock onto the Old Malpas Road.





## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## SERVICES

We understand that the property has the benefit of mains water and electric. Heating is via an oil fired boiler to radiators. Drainage is to a septic tank which is being upgraded to a compliant system by the seller.

## COUNCIL TAX

Council Tax Band – E.

## LOCAL AUTHORITY

Cheshire West & Chester, 58 Nicholas Street, Chester, CH1 2NP

## DIRECTIONS

From Whitchurch drive out on the Chester Road and at the roundabout go straight over and turn left at Grindley Brook by the Horse & Jockey and follow the road for about 1.5 miles and turn right onto Bradley Lane sign posted for Macefen. After about 400 metres turn right and follow the lane across the common until the end.

What 3 Words: edge.sponsors.dignify

## RIGHTS OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.



## SCHOOLING

The well renowned school of Bishop Heber, Malpas is 2 miles away and Sir John Talbot school is located in Whitchurch, and a number of highly-rated state and private schools are within a short drive including Ellesmere College, Shrewsbury School, Shrewsbury High School, Packwood Haugh, Prestefelde Prep School, Adcote School for Girls and Wrekin College.

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

## ENERGY PERFORMANCE CERTIFICATE

EPC rating of XXX

### IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with

- regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.

