

**FOR SALE**

Offers in the region of £435,000

10 Hughes Lane, Malpas, Cheshire, SY14 7FB

This wonderful detached family home is located on a popular development close to the centre of the historic village of Malpas. The property comprises entrance hall, cloakroom, large open plan kitchen / diner with a log burner and a brilliant garden room with bifold doors to the garden. To the first floor are four double bedrooms and three bathrooms. There are landscaped gardens, drive, garage and EV charging point. It has gas central heating and double glazed windows and viewing is highly recommended.



Whitchurch 5.5 miles, Wrexham 12.3 miles, Chester 15.9 miles, Shrewsbury 26 miles.
All distances are approximate.



- Spacious Detached Family Home
- Corner Plot
- Attractive and Popular Location
- Large Open Plan Kitchen/Diner
- Stunning Garden Room
- Landscaped Gardens
- High Energy Performance Rating
- Drive, Garage, EV Charger

Location - Malpas Premium

Malpas is a busy and very well-regarded popular village in Southwest Cheshire, it enjoys the benefits of several very good schools, restaurants, pubs, doctors' surgery and a selection of local shops. The village has recently been in the spotlight in the press as it has earned recognition as one of the UK's top places to live in 2025 by The Sunday Times. It has a historic church situated in the heart of the village which showcases its heritage with stunning 12th Century architecture. The nearby Beeston and Bickerton Hills can offer some of the best views in Cheshire, and Bolesworth castle, some of the most unforgettable family events including the Bolesworth International Horse Show.

The town of Whitchurch is a short drive away and has 4 supermarkets, different local shops, churches, leisure centres and other activities.

There is excellent road access to Chester, Wrexham, North Wales & the North West.

Chester is one of the North West's leading retail and commercial centres and provides access to the motorway and rail networks. London Euston can be reached in about 2 hours from Chester. Crewe and Whitchurch Stations also offer a regular service to Manchester Piccadilly. By car, Malpas is within easy reach of the A41 with Whitchurch to the south and a short drive from Chester.

Brief Description

Halls are delighted to be instructed by the owners of 10 Hughes Lane to sell the property by private treaty.

This immaculate detached family home is located in a popular location of Malpas on a corner plot. The property briefly comprises entrance hall with cloaks and W.C, living room to the front with a bay window, large open plan kitchen / diner with an attractive range of base and wall mounted units, integrated appliances and a utility area. The owners have recently installed a log burner in the dining area. There is an internal door to the garage and an opening into a wonderful garden room with feature lantern light, bi-fold doors, feature corner radiators and pelmet lighting.

The stairs ascend from the hall to the first floor landing where there is a linen cupboard, airing cupboard and loft hatch with ladder. The master bedroom has windows to the front with a pleasant outlook, walk in wardrobe cupboard, additional storage cupboard and en-suite shower room. There is a guest bedroom with an ensuite shower room and fitted wardrobe. There are two further bedrooms, one being a double bedroom with fitted wardrobes and there is a family bathroom.

Outside & Gardens

The property is accessed from Hughes Lane to a double width drive which leads to the garage. There are attractive gardens to the front that wrap around the side. There is a gate that leads down the side of the house where there is space for a log / bin store. The rear garden then opens up into a wonderful outdoor space which includes a large paved seating area, artificial lawn which is surrounded by mature flower borders with a wide range of plants trees and shrubs. The garden also has space for a useful garden shed.



2 Reception
Room/s



4 Bedroom/s



3 Bath/Shower
Room/s



Accommodation Comprises

- Ground Floor -

Entrance Hall
Living Room
Downstairs W.C
Open Plan Kitchen / Dining Room
Garden Room
Garage

- First Floor -

First Floor Landing
Bedroom One with En-Suite
Bedroom Two with En-Suite
Bedroom Three
Bedroom Four
Family Bathroom
Built in Storage

Directions

From the centre of Malpas, turn left into Hughes Lane and the property will be situated on your right hand-side after a short distance, identified by a Halls for sale board.

What 3 Words

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Schooling

Bishop Heber High is an 'Outstanding' secondary school (Ofsted, 2011), situated on the outskirts of Malpas. There are popular independent schools in the area, including Kings, Queens & Abbey Gate schools in Chester, as well as Ellesmere College, Packwood Haugh and Moreton Hall in Shropshire.

ANTI-MONEY LAUNDERING (AML) CHECKS

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.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1635 050625 (Draft Details)

Council Tax - Cheshire West

The property is in Band E on the Cheshire West Council Register.

Services

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

There is a service charge which is currently £84 per quarter to cover the communal area.

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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Approximate Area = 1557 sq ft / 144.6 sq m
Garage = 139 sq ft / 12.9 sq m
Total = 1696 sq ft / 157.5 sq m
For identification only - Not to scale



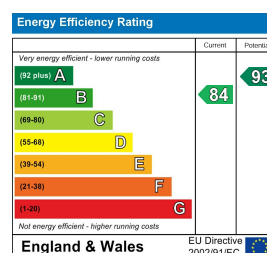
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a 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 Ratings



01948 663 230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@hallsgb.com



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