



SAMUEL WOOD

Woodhouse Grange, Dymocks Mill Lane, Oldcastle, Malpas, Cheshire, SY14 7NE

Asking Price £1,350,000



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- A Unique Opportunity Awaits
- Delightful Rural Setting
- Approx 10 Acres of Gardens and Land
- Architectural Style Replacement Windows
- Commuting for Shrewsbury, Chester & Whitchurch
- Impressive Former Farmhouse
- Automated Gated Entrance
- Spacious Interior Accommodation
- Attractive Pond & Recreation Area
- EPC Rating E

Welcome to Woodhouse Grange, a picturesque property nestled on the Cheshire-Shropshire border near Malpas. This stunning estate boasts an expansive ten acres of adjacent flat land, perfect for equine enthusiasts or varied recreational activities. The tranquility of this location is matched only by its convenience, offering excellent commuting options to Malpas, Whitchurch, Shrewsbury and Chester. Also being a short distance to Bishop Heber High School.

With over 3300 ft.² of beautifully improved and refurbished living space, the house itself is a testament to comfort and elegance. Its attractive design and layout provides four reception rooms, five bedrooms (two with en-suite facilities) and a striking principal bathroom. The property's captivating views and serene surroundings complement the impressive interior, creating an idyllic retreat.

Additionally, the property comes with vacant possession and no upward chain, promising a seamless transition for prospective buyers. Notably, the two separate staircases to the front and rear of the property offer convenience and functionality. Woodhouse Grange is more than just a home, it's an opportunity to embrace countryside living at its finest.

Woodhouse Grange offers a truly enchanting ambiance from the very moment you step foot through its beautiful bespoke oak framed entrance porch. As you venture further into the home, the herringbone pattern parquet flooring adds a touch of timeless elegance to the reception hall. The lounge has a Clearview wood burner, a captivating centrepiece bringing a sense of comfort and a touch of rustic charm to the room. Additionally the lounge is equipped with cables for an integrated Sonos Sound System, allowing homeowners to enjoy their favourite music on both floors. The kitchen is designed in a shaker style boasting a delightful combination of functionality and aesthetics, the solid granite worktops and central island provide ample space for meal preparation, while adding a touch of luxury to the heart of the home. For those looking for a seamless connection between indoor and outdoor living, the family room is equipped with bifold doors that open up to the garden allowing effortless transition between the two spaces and enjoying the beauty of nature from the comfort of your own home. Opposite the kitchen there is a useful walk-in pantry/store which also has provisions for sink and dishwasher.

In addition to the main building, Woodhouse Grange has excellent potential for separate living accommodation. Planning permission has been granted to convert the stable block into a self contained detached annexe, please see the plans on the photo gallery (Cheshire West & Chester 23/02948/FUL) This additional space offers flexibility for a home office, guest accommodation or even a rental opportunity.

Woodhouse Grange truly encapsulates the perfect blend of craftsmanship, style, functionality, thoughtful design and potential for expansion making it a captivating option for those seeking a unique and versatile home. Furthermore, the property offers stunning views towards the adjacent countryside, with gardens and a paddock extending to approximately ten acres.







Directions

We recommend using the app What3Words - excellent.known.anode

Services: The property has oil heating, mains electricity, mains water and private drainage.

Texecom Elite Grade II wireless alarm system and 4K CCTV camera system + NVR

Broadband Speed: Basic 6 Mbps & Superfast 250 Mbps

Flood Risk: Very Low.

Tenure: The tenure is Freehold.

Local Authority: Cheshire West and Chester
Council Tax Band: G

Mortgage Services: We offer a no obligation mortgage service through Hilltop Mortgage Solutions. Please ask a member of our team for further details.

Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







We take every care in preparing our sales details. They are checked and usually verified by the Vendor. We do not guarantee appliances, alarms, electrical fittings, plumbing, showers etc. You must satisfy yourself that they operate correctly. Room sizes are approximate; they are usually taken in metric and converted to imperial. Do not use them to buy carpets or furniture. We cannot verify the tenure, as we do not have access to the legal title; we cannot guarantee boundaries or rights of way so you must take the advice of your legal representative. No person in the employment of or representing Samuel Wood has any authority to make any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view. Applicants are advised that the majority of our shots are taken with a wide angle lens.

CONTEMPORARY AGENCY • TRADITIONAL VALUES
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