



SAMUEL WOOD

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

£4,500 Per Month



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Oldcastle, Malpas, Cheshire, SY14 7NE



- 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 Pool & Recreation Area
- EPC Rating E

MANAGED BY SAMUEL WOOD. A picturesque property in rural location with ten acres of adjacent flat land. Only some 16 min drive from modern conveniences.



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 (around 7 acres of grazing 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 (8 min drive, co-op store), Whitchurch (just some 17 min drive), Shrewsbury, and Chester. Additionally, it is just a short distance from Bishop Heber High School.

With over 3,300 ft² of beautifully improved and refurbished living space, the house itself is a testament to comfort and elegance. The attractive design and layout provide 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.

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.

From the moment you step through its beautiful bespoke oak-framed entrance porch, Woodhouse Grange offers a truly enchanting ambiance. As you venture further into the home, the herringbone pattern parquet flooring adds a touch of timeless elegance to the reception hall. The lounge features a Clearview wood burner, a captivating centrepiece that brings a sense of comfort and rustic charm to the room. Additionally, the lounge is equipped with integrated cabling/speakers for a sound system (please check for compatibility), allowing homeowners to enjoy their favourite music on both floors.

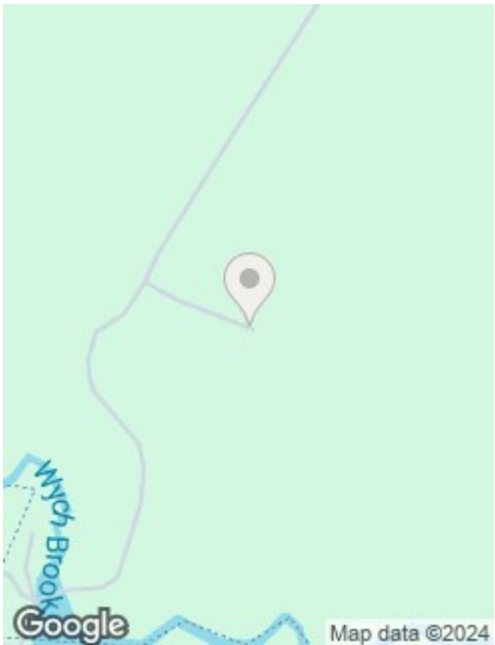
The kitchen, designed in a shaker style, boasts a delightful combination of functionality and aesthetics. The solid granite worktops and central island provide ample space for meal preparation, while adding a touch of luxury to the heart of the home. Built in appliances include dishwasher, microwave, oven and a hob. 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 for an effortless transition between the two spaces and the enjoyment of nature from the comfort of your own home. Opposite the kitchen, there is a useful walk-in pantry/study which also has provisions to connect another appliance. Further down the hall, there is a utility room.

Woodhouse Grange truly encapsulates the perfect blend of craftsmanship, style, functionality, and thoughtful design, 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 seven acres, complete with a stable block (which can accommodate up to two ponies).

Embrace the charm and elegance of Woodhouse Grange, and experience countryside living at its finest.







Directions

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

Services: The property has oil heating, mains electricity, mains water and private drainage (treatment plant).

Treatment plant: please note the tenants will be responsible for monthly maintenance charges (cost TBC)

Internet: please note there is no BT line. Internet via Airband is available.

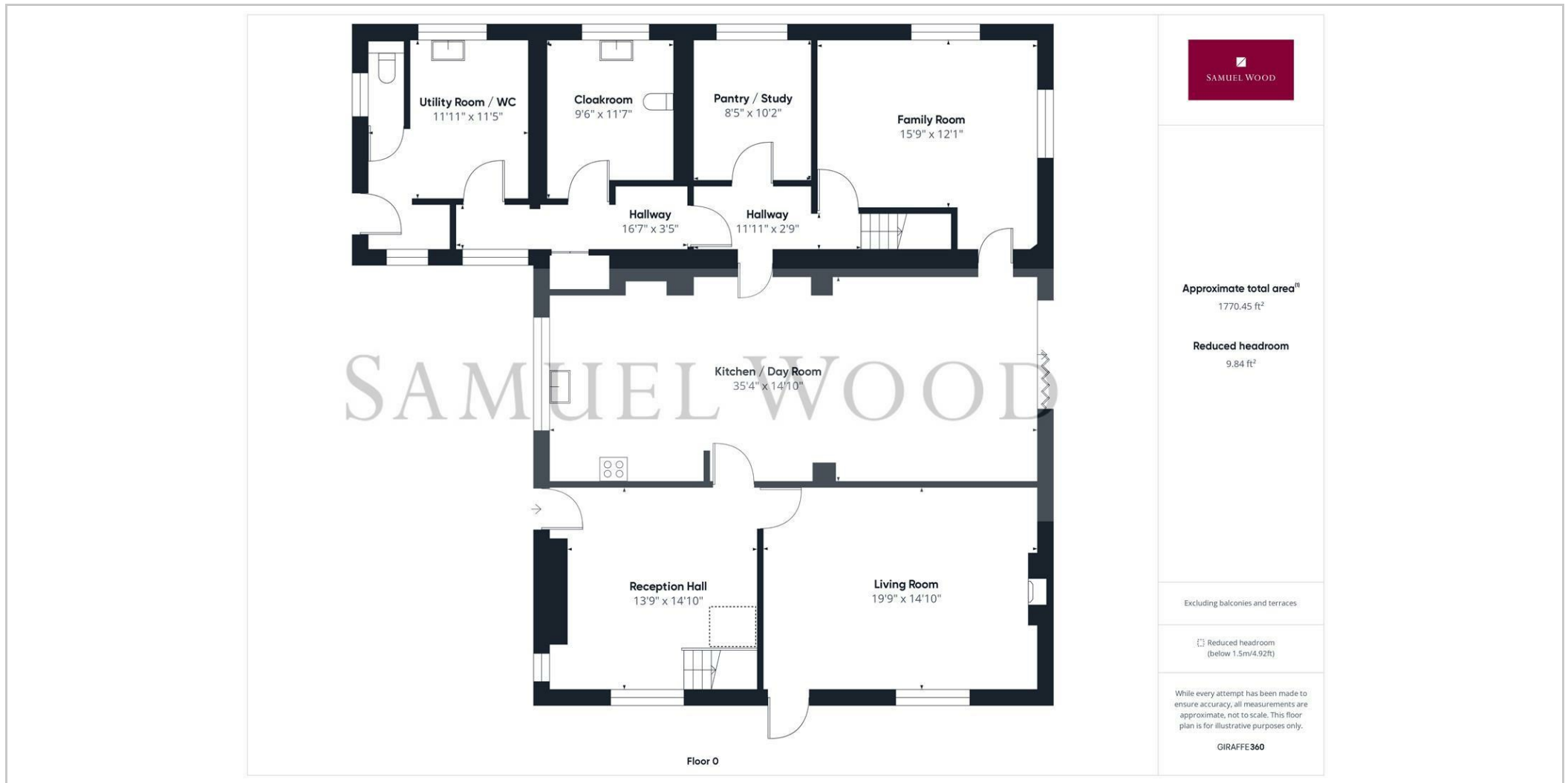
Flood Risk: Very Low.

Local Authority: Cheshire West and Chester

Council Tax Band: G







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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