



SAMUEL WOOD

Saddlers Barn, The Paddocks, Dog Lane, Oldcastle, Malpas, Cheshire, SY14 7BE

Offers Over £700,000



# Saddlers Barn, The Paddocks, Dog Lane

Oldcastle, Malpas, Cheshire, SY14 7BE



- Luxurious Country Barn Conversion
- Four Double Bedrooms with En-Suites
- Spacious Living Room
- Bi-Fold Doors lead to Private Garden
- Energy Saving Features
- Set in Idyllic Cheshire Countryside
- Impressive Open Plan Dining Kitchen
- Oak Beams & Velux Windows provide Natural Light
- Automated Gates and Garage Door
- EPC Rating D

This impressive detached four-bedroom barn provides recently converted accommodation and sits within a garden plot of approximately 0.25 acres. The property is situated in the beautiful countryside on the Cheshire-Shropshire border and is only 3 miles from Malpas with its shops and facilities. The counties are renowned for their excellent local schools, both in the private and state sector, notable private schools include the famous Shrewsbury School, Ellesmere College, together with the award-winning state school at Bishops Heber, a short drive away. The property is being sold with NO UPWARD CHAIN.

Broughton Hall Estates are a respected Cheshire-based company providing their two year guarantee together with additional eight year independent warranty upon completion.

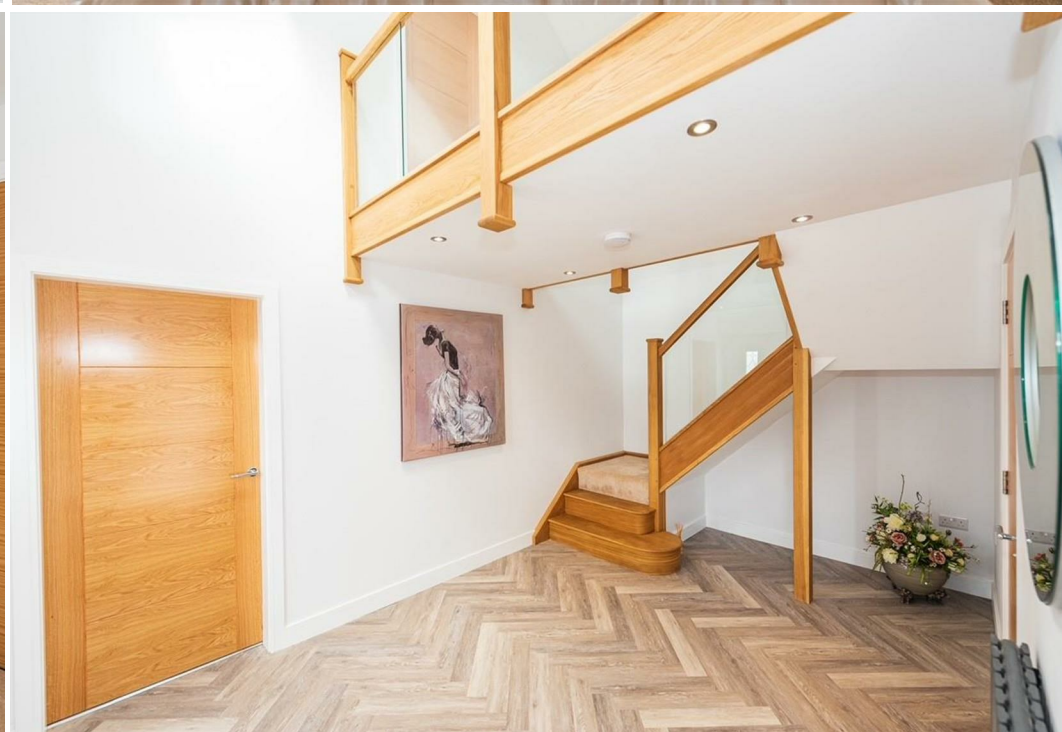
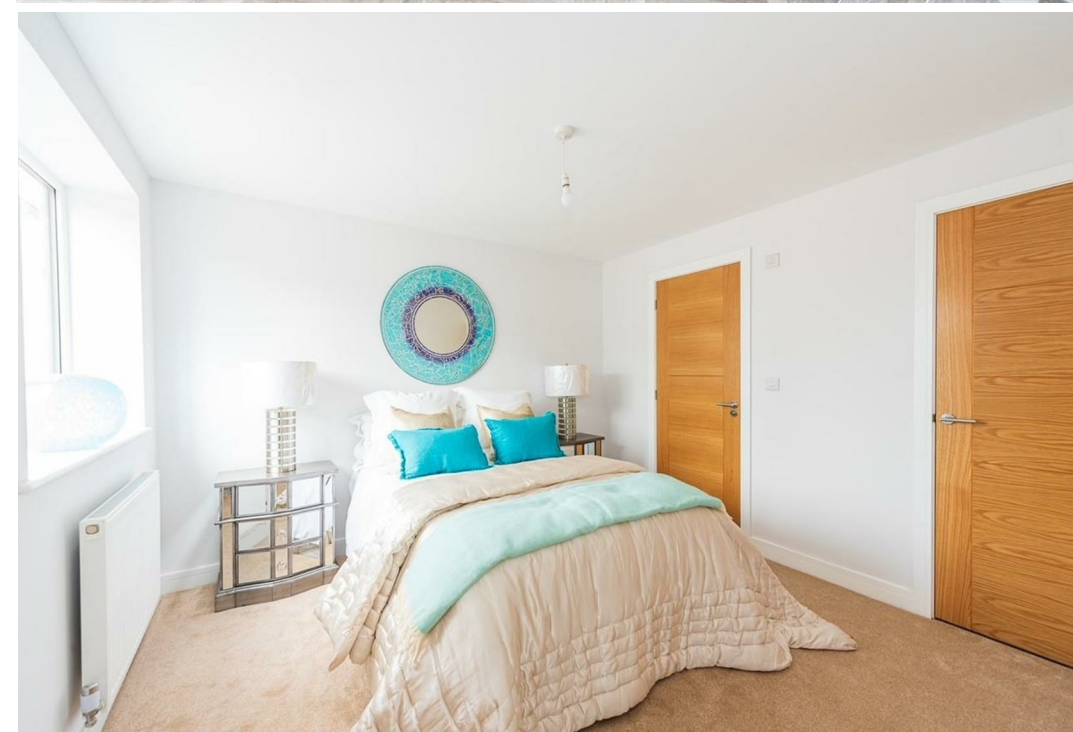
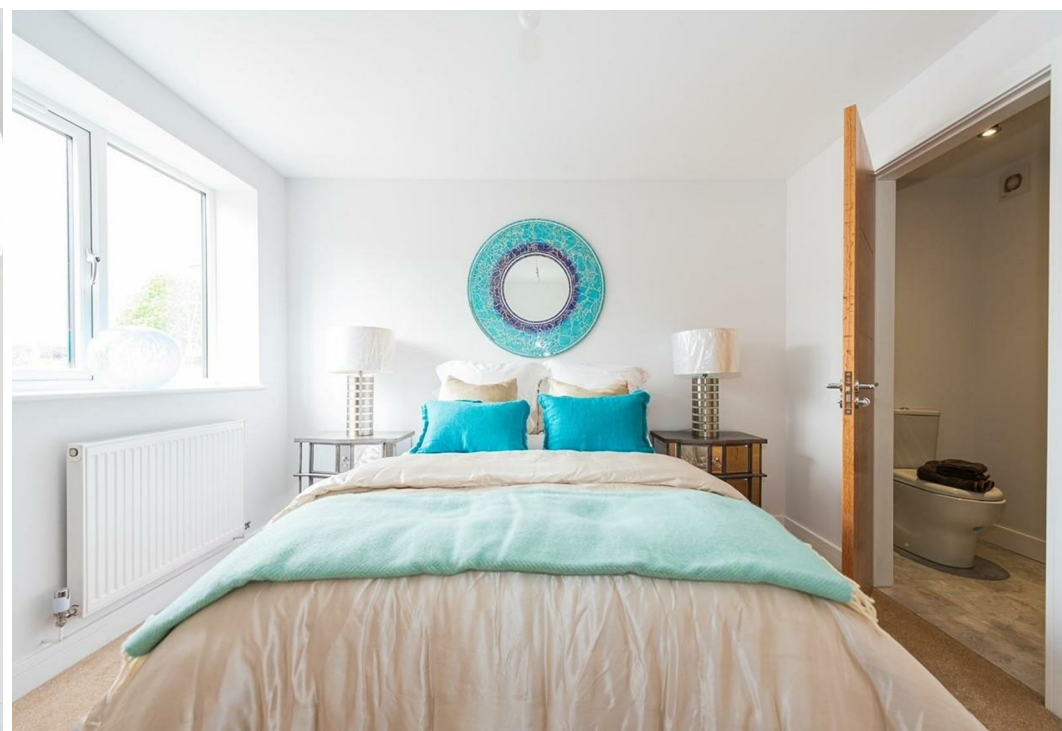
The property has just under 2500 square feet of impressive space with a beautifully fitted kitchen dining area and sitting room. The magnificence of this room is further enhanced by the 35-foot vaulted ceiling with exposed original timbers.

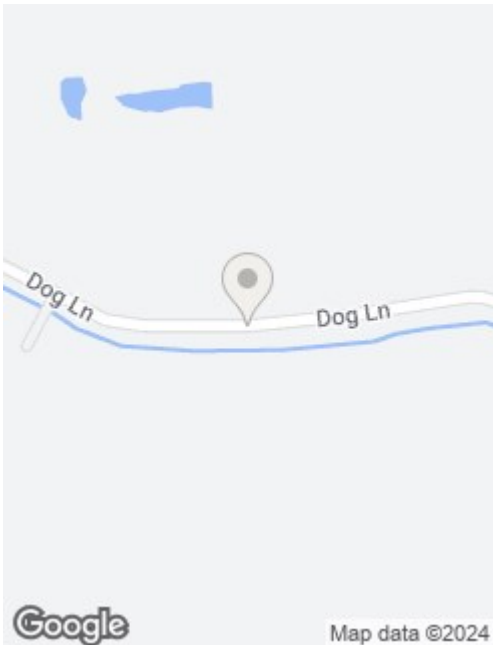
The four double bedrooms have en-suite bathrooms and the two first floor bedrooms have walk-in wardrobes and dressing areas.

Externally, the residence has an electric operated entrance leading onto the driveway and providing access to the garage.

An impressive Indian stone patio is located at the rear, with large garden, surrounded by privacy fencing.







## Directions

Saddlers Barn is located in a delightful position approximately 16 miles from Chester and 28 Miles from Shrewsbury. The Paddocks is located a few miles from Malpas within the hamlet of Oldcastle. The property is identified by the developers and agents advertising signs.

Services: We understand that the property has LPG gas heating, mains electricity, mains water and private drainage.

Broadband Speed: Basic 24 Mbps & Superfast 900 Mbps

Flood Risk: Very Low

Tenure: We understand the tenure is Freehold.

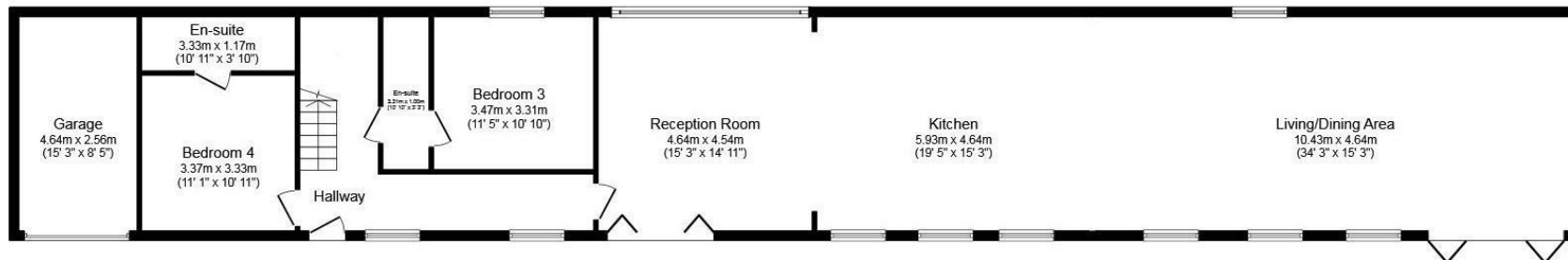
Local Authority: Cheshire West and Chester  
Council Tax Band: E

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

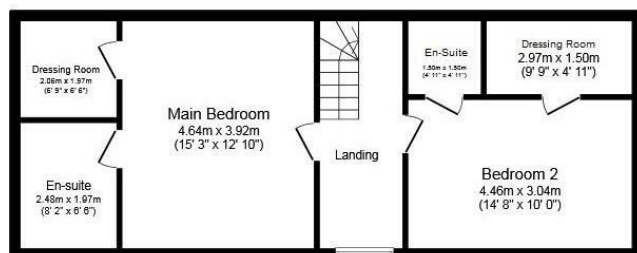
Referral Services: Samuel Wood routinely refers vendors and purchasers to providers of conveyancing and financial services. We may receive fees from them as declared in our Referral Fees Disclosure Form.







## Ground Floor



## First Floor

Total floor area 214.5 sq.m. (2,308 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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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