



Top House Farm, Malpas

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LAMONT







# Top House Farm

Love Lane, Overton Common,  
Malpas SY14 7DQ

Holding a delightful and quiet rural setting yet conveniently situated within a quarter of a mile of Malpas village Top House Farm has been sympathetically extended by the current vendor to create an attractive well proportioned Four Bedroom Family Home. The property is set in approximately two acres, this includes a generous garden plot with paddock beyond.

- Reception Hall, Living Room, feature 8.3m oak framed Open Plan Kitchen Dining Family Room with log burner, Utility Room and Cloakroom.
- Master Bedroom with En-suite Bathroom, Three further Double Bedrooms, Shower Room.
- Underfloor heating and double glazed throughout.
- Situated off a quite country lane within 3/4 mile of Malpas village, generous cottage style gardens including wildlife pond, consent approved for a Detached Double Garage (2022), paddock, set within approximately two acres.

## Location

The property is situated within 0.75 of a mile from the prosperous village of Malpas with its bustling High Street, historic church and the highly sought-after Bishops Heber High School. Outstanding walks can be enjoyed from the property or alternatively just a short drive to the Bickerton and Peckforton Hills (3 miles) where one can pick up the Sandstone Trail and enjoy far reaching views across the Cheshire Plain and Welsh Hills. There are many recreational facilities available within the area including golf clubs, cricket, tennis, football, hockey and rugby clubs as well as horse riding schools. The historic City of Chester is just 14 miles.

**Whitchurch 6.5 miles – Wrexham 13.5 miles – Nantwich 14 miles  
– Chester 15 miles**





### Accommodation

An oak and glazed panel front door is set beneath an oak framed storm porch which gives access to the **Reception Hall**, this is finished with a heated tile floor and continues seamlessly into the feature 8.3m Open Plan Kitchen Dining/Family Room, as well as the Utility Room and a Cloakroom. The **Cloakroom** is fitted with a low level WC and wash hand basin set upon a wash stand. The attractive formal **Living Room** 6.9m x 4.4m has an exposed brick cottage style central fireplace with raised York stone hearth and heated flooring finished with oak boards. Glazed panel doors open onto an attractive Entertaining Area overlooking a pond and the gardens beyond. The large **Open Plan Kitchen Dining/Family Room** 8.5m x 4.8m widening to 5.5m is the hub of this delightful property, the room is particularly light and airy benefiting from a number of feature oak framed picture windows as well as two sets of glazed double doors, all of which let in an abundance of natural light and provide attractive views over the gardens and pond. The Kitchen is fitted with oak fronted wall and floor cupboards complemented with oak work surfaces and matching centre island finished with a Iroko preparation surfaces and sycamore chopping board. Appliances include an integrated slimline dishwasher, range cooker with double oven, five burner gas hob (LPG) and there is space for a freestanding fridge freezer. The Dining Area comfortably accommodates an eight/ten person dining table and potentially larger for an occasion. The central Sitting Area includes a Clearview log burning stove and has bespoke fitted shelving with storage cupboards situated beneath the staircase. The two sets of glazed double doors open onto an attractive South West facing paved Sitting/Entertaining Area with the gardens beyond making the perfect al fresco entertaining space.







An oak detailed staircase rises to the first floor landing which in turn gives access to Four Double Bedrooms, a Bathroom and a Shower Room all of which benefit from underfloor heating. The **Master Bedroom 4.8m x 3.9m** overlooks the gardens and benefits from fitted wardrobes and an adjacent **En-suite Bathroom** (which can be independently accessed from the landing if required). The **Bathroom** is fitted with a roll top bath, large shower enclosure with drench shower head, pedestal wash hand basin, low level WC, heated towel rail and heated tiled floor. **Bedroom Two 4.4m x 3.1m** benefits from built in wardrobes and has access via a pull down ladder to a boarded and carpeted loft space which the current vendor's children used as a Den/Play Area. **Bedroom Three 3.9m x 3.2m** also has a boarded loft space accessed via a pull down ladder. **Bedroom Four 3.7m x 3.2m** offers attractive views over the gardens. The **Shower Room** is fitted with a large shower facility with drench shower head, wash hand basin, low level WC, heated towel rail and heated tiled floor.





### Externally

A splayed entrance leads onto a gravelled driveway edged with stone setts, this leads to an extensive parking/turning area where the current vendor has obtained a lawful development certificate for a Double Garage with Log Store (granted in June 2022). The area for the Garage has been cleared and hard cored, water pipe and electricity cable have been laid underground from the house but not connected. The driveway has lawned gardens to either side, these include attractive blossoming crab apple trees as well as an orchard area planted with a variety of apple and pear trees. The extensive gardens circulate the property, a large India stone patio can be directly accessed via the Kitchen Dining/Family Room, this has a pergola above and raised border retained with sleepers. Beyond the patio there is an attractive wildlife pond with mature willow tree and extensive lawned gardens beyond this which lead up to a paddock which has been planted up with a variety of native trees to the far end. There is also a **3.4m x 2.2m Childrens Summer House** with stable style door. Within the side garden there are the sandstone walls for an old **Piggery 4.8m x 2.6m** which offers the potential to create a feature covered outdoor entertaining area or greenhouse (subject to consent from the relevant authorities if required).

### Directions

By car – From Malpas leave the village on Tilston Road and after approximately 0.75 of a mile turn left at Overton Common into Overton Heath Lane which becomes Love Lane. After approximately 0.75 of a mile the property will be observed on the right hand side.

On foot – From Malpas walk up the High Street approximately 300 meters turning left just after the park and playing field into Love Lane, walk down Love Lane for a further 700 meters and the property can be seen on the left hand side.

### Services (Not tested)/Tenure

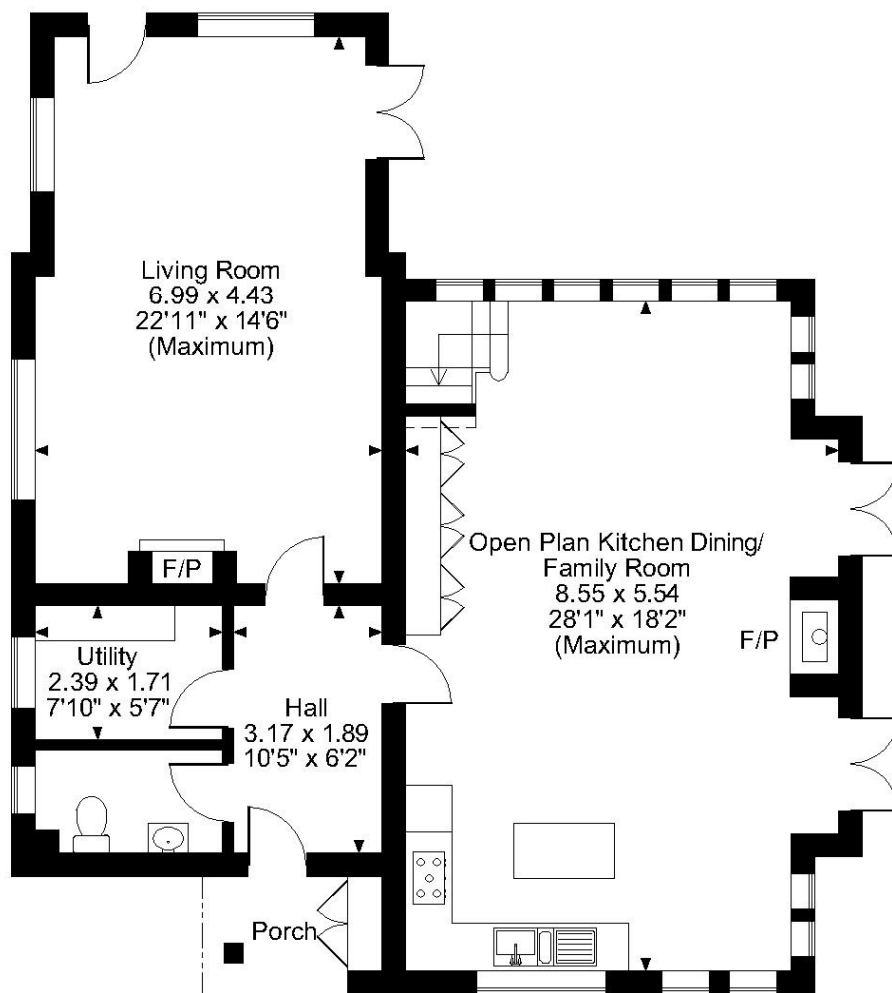
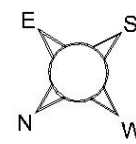
Mains Electricity, Oil fired Central Heating, Water, Septic Tank Drainage/Freehold.

### Viewings

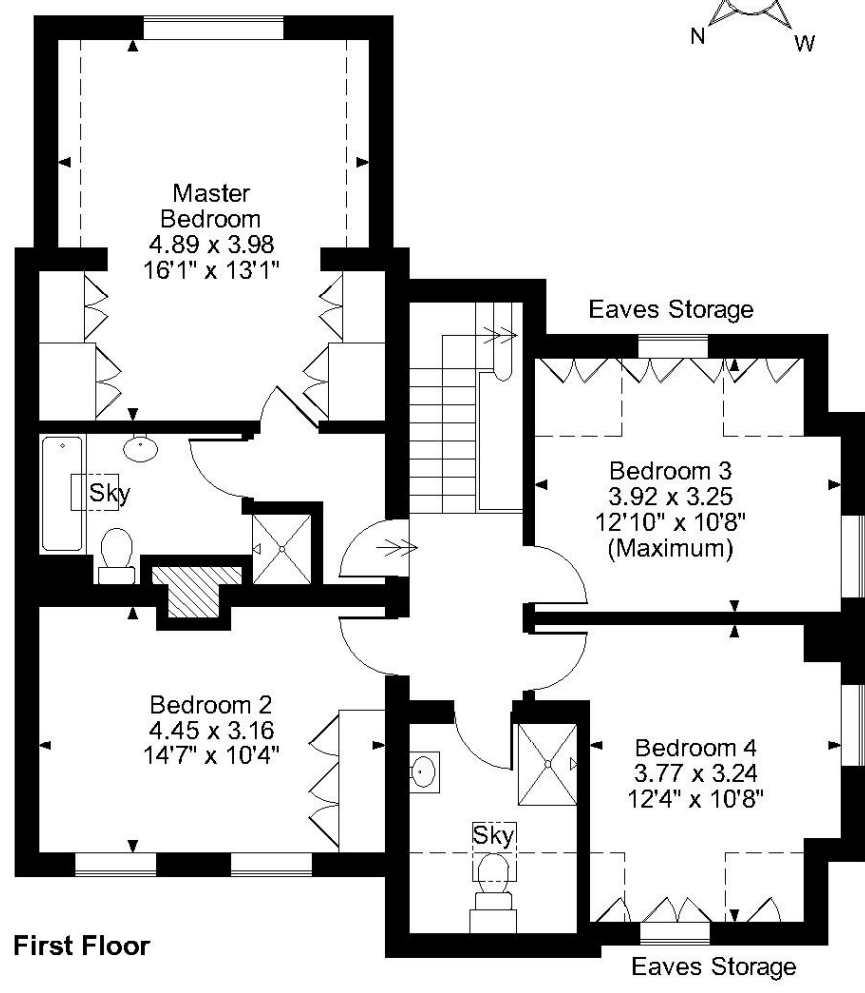
Strictly by appointment with Cheshire Lamont Tarporley.







**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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