



Mill Lane Bulkeley
Nr Malpas SY14 8BL



The Duchess at Barons Gate Mill Lane Bulkeley Nr Malpas Cheshire SY14 8BL

Situated beneath the Bickerton Hills on a small development these delightful detached four bedroom properties offer an attractive rural location yet just a short drive from the thriving Cheshire villages of Bunbury, Tarporley and Malpas.

- Reception Hall, Living room, 7.2m Open Plan Kitchen Dining Family room, Utility, Cloakroom.
- 4 Bedrooms, 2 Bath/Ensuite Shower Rooms
- Single Garage, Gardens to both front and rear

Location

The property is located in the rural hamlet of Bulkeley a wonderful setting in the heart of the Cheshire countryside, with easy access to Chester, its renowned schools, individual shops and good restaurants. Day to day amenities including a general store, butchers and public houses can be found in the pretty village of Bunbury. There is a highly regarded primary school at Bickerton and Secondary schooling at Bishop Heber in Malpas. Malpas also offers good facilities for everyday purposes less than 10 minutes' drive. Tarporley offers a wide range of facilities including local shops, boutiques and restaurants. Bunbury 4 miles, Malpas 6 miles, Chester 13 miles, Wrexham 14 miles, Tarporley 7 miles, Nantwich 8.5 miles, Whitchurch 10.5 miles

Accommodation

A covered storm porch is situated above a part glazed panelled front door. This opens to the **Reception Hall** finished with a staircase rising to the first floor with useful understairs storage cupboard and **Cloakroom** off fitted with a low level WC and pedestal wash hand basin. **Living Room 4.2m x 3.7m** overlooks the front garden.

To the rear of the property there is an open plan **Kitchen Dining Family Room 7.2m x 3.5m** this is fitted with an extensive range of Shaker style wall and floor cupboards complimented by timber effect work surfaces. Appliances include a four ring ceramic hob with extractor above, integrated double oven, fridge freezer and dishwasher. The dining/family area comfortably accommodates a six person every day dining table as well as space for an easy chair and coffee table if desired. Within the family/dining area there are double doors which open onto a patio and rear garden. Off the kitchen there is a utility room fitted with additional wall and floor cupboards, second sink unit within the work surface and an integrated washing machine and tumble dryer. Also from the kitchen there is a rear lobby area which gives access to the integrated garage.

To the first floor there are four bedrooms and two bath/shower rooms. **Bedroom One 4.9m x 4.9m** dimensions include a well appointed **Ensuite Shower Room**. **Bedroom Two 4.8m x 3.2m** is a further generous double bedroom overlooking the rear garden. **Bedroom Three 3.1m x 3.0m** overlooks the front and benefits from a large storage cupboard. **Bedroom Four 4.2m x 2.1m** also overlooks the rear garden. The **Family Bathroom** is fitted with a panelled bath with shower facility above, pedestal wash hand basin, low level WC and heated towel rail.

Externally

There is a brickette laid driveway providing parking for two cars, the driveway giving access to a Single Garage 4.9m x 2.8m accessed via an up and over door. The gardens to the front of the property are principally laid to lawn, the rear garden is also laid to lawn incorporating an extensive paved sitting/entertaining area.

Services/Tenure

Mains water, electricity and drainage. Electric heating system. Freehold.

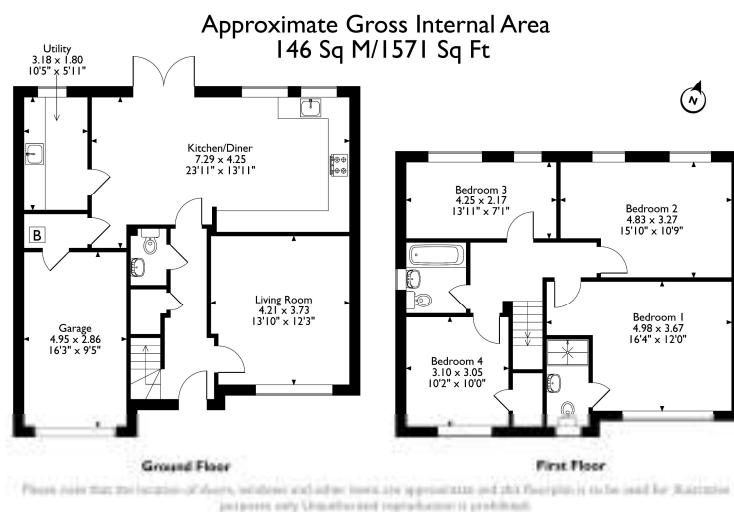
Viewing

Viewing via Cheshire Lamont Tarporley office.

Directions

What3words – [bets.fittingly.brotherley](#)

From Tarporley proceed down the A49 to Ridley for approximately 4.5 miles turning right for Wrexham on the A534 proceed for a further 1.5 miles to a set of crossroads in Bulkeley and turn right into Mill Lane proceed down the Lane and the development will be found after a short distance on the left hand side.



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