



Church Street Malpas

CHESHIRE  
LAMONT



# Church Mews

## Church Street Malpas

### SY14 8NU

Hidden off Church Street in the centre of Malpas village this stunning 3 bedroom characterful property offers an impressive 11.5m (37'8") open plan kitchen dining living room featuring exposed king post roof trusses to a 4.3m high vaulted ceiling. With a contemporary, high finish throughout, the period property also offers three bedrooms, two bath/shower rooms and outdoor patio space with double drive.

- Reception Hall, stunning first floor open plan Kitchen Dining Living Room with striking vaulted ceiling.
- 3 Bedrooms, 2 Bath/Shower Rooms.
- 2 Car Parking Spaces, Low maintenance paved sitting and entertaining area.

#### Location

The prosperous and charming 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 it is 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. Chester 15 miles - Whitchurch 5.5 miles - Wrexham 12 miles - Nantwich 13 miles.

#### Accommodation

A glazed panelled front door opens to the **Reception Hall**, this is finished with a wood floor and gives access to three ground floor bedrooms and a bathroom. A staircase rises to a stunning **11.5m (37'8") x 4.5m (14'9") open plan Kitchen Dining Living Room** with 4.3m (14'1") feature vaulted ceiling revealing two king post roof trusses.

The **Living Room** measures a generous **4.5m x 3.4m** with the staircase dividing it from the **Kitchen Dining Area 6.7m x 4.5m**. The stunning open plan space features five large traditional timber sash windows letting in a wealth of natural light. The Kitchen Diner is finished with a wooden floor and provides ample space for an 8 person dining table. The recently updated Kitchen is extensively fitted with wall and floor cupboards, complimented with timber work surfaces and matching peninsular unit creating a breakfast bar and incorporating a five burner gas hob with extractor above and oven beneath.



Additional integrated appliances include a dishwasher, fridge freezer and additional undercounter freezer.

From the Kitchen a ladder gives access to a 3m x 3.2m versatile mezzanine area which could be used for storage or a 'snug' (subject to requirement).

On the ground floor the light and airy **Master Bedroom 3.4m x 3.4m** benefits from a well appointed **Ensuite Shower Room** fitted with a large shower facility, wash hand basin and low level WC. **Bedroom Two 4.6m x 2.5m** is a further generous double bedroom with glazed panelled door opening onto the front patio. **Bedroom Three 2.6m x 1.8m** is currently utilised as a dressing room and likewise could be utilised as a study or home office subject to requirement. The well appointed **Bathroom** is fitted with a panelled bath with shower facility above, wash hand basin set upon a wash stand, low level WC and heated towel rail.

#### Externally

Featuring beautiful and historic brickwork, externally the property also benefits from a gravelled parking area for two cars and low maintenance paved seating area perfect for entertaining.

#### Services/Tenure

Mains water, electricity, gas and drainage. Freehold.

#### Viewing

Viewing via Cheshire Lamont Tarporley office.

#### Directions

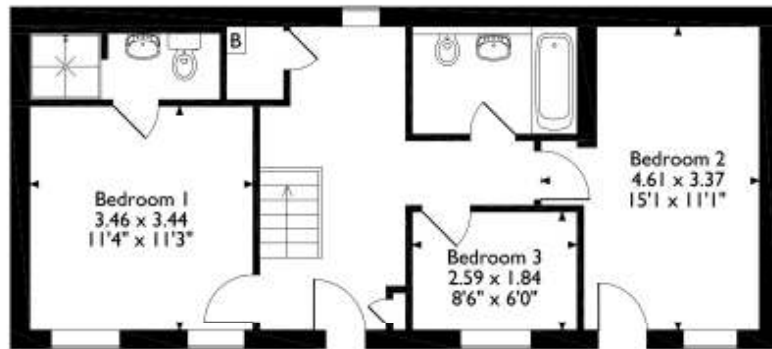
##### What3words – belong.gets.alerting.

From the High Street in Malpas at The Cross turn up Church Street and after approximately 50m shortly after Lloyds TSB Bank turn right (prior to the church steps) under an archway. Proceed through the archway and the property will be located on the right hand side.





## Approximate Gross Internal Area 1140 sqft/106 sqm



Ground Floor



First Floor



Second Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CH01 Ravensworth 01670 713330

[www.cheshirelamont.co.uk](http://www.cheshirelamont.co.uk)

7 Chestnut Terrace  
Tarpорley  
Cheshire CW6 0UW  
Tel: 01829 730700

5 Hospital Street  
Nantwich  
Cheshire CW5 5RH  
Tel: 01270 624441