



Chorlton Lane, Malpas



1 Chorlton Mews

Chorlton Lane Malpas

Cheshire SY14 7ES

This attractive four bedroom barn conversion is one of just three properties within the development and offers far reaching views to the Welsh Hills. The property offers well proportioned family accommodation presented to a high specification along with a large garden extending to approximately 0.676 of an acre which includes a timber framed garage with attached open sided car port.

- Entrance Area, Open Plan 9.4m (30'10") Kitchen Dining Family Room, Well proportioned Living Room with log burner and bi-fold doors opening to an enclosed alfresco entertaining courtyard garden, large Utility Boot Room.
- Four Double Bedrooms, Two Bath/Shower Rooms.
- Courtyard to front laid with brickette setts, Enclosed courtyard garden off living room (earlier mentioned), large lawned garden extending to approximately 0.676 of an acre, Detached Single Garage with open sided car port, large shed and ample parking provision.

Location

The property is a short drive to 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.

Accommodation

An oak framed front door opens to the **Entrance Area** which is finished with a wood effect tiled floor this continues seamlessly into the **9.4m x 5.1m Open Plan Kitchen Dining Family Room** with central oak staircase rising to the first floor.

The **Kitchen 5.1m x 4.8m** is extensively fitted with wall and floor cupboards along with matching centre island complimented with granite work surfaces which also provide a two person breakfast bar. There is a range style cooker providing five ring induction hob with double oven and extractor canopy above.



Integrated appliances include a double drawer under counter fridge and a dishwasher. Attractive views can be enjoyed from the kitchen towards the Welsh hills, these can also be enjoyed from the dining/family area where the current vendors have an 8 person dining table, sofa, two easy chairs and a coffee table.

The well proportioned **Living Room 5.1m x 5m** is a further attractive reception room and has a number of features including a fireplace fitted with a log burning stove, solid oak herringbone floor, far reaching views to the Welsh hills and a set of bi-fold doors opening onto an attractive enclosed courtyard creating an idyllic alfresco entertaining space. There is also a large **Utility/Boot Room 5.3m x 2.7m** to the ground floor this is fitted with column radiators and timber work surfaces providing ample space beneath the work surface for a number of additional white goods, a stable style door gives access to the side of the property.

To the first floor there are four double bedrooms (one currently utilised as a dressing room) and two bath/shower rooms. The large **Master Bedroom 5.3m x 4.1m** enjoys elevated views to the Welsh hills has a feature exposed roof truss and an Ensuite Shower Room fitted with a large quadrant shower enclosure, pedestal wash hand basin, low level WC and heated towel rail. **Bedroom Two 4.8m x 2.7m** overlooks the front as does **Bedroom Three 3.5m x 2.4m** this is currently utilised as a dressing room. **Bedroom Four 3.8m x 2.4m** also enjoys far reaching elevated views to the Welsh Hills. The well appointed Family Bathroom is fitted with a double ended panelled bath with large mirror above, wall mounted wash hand basin with cupboards beneath, WC with enclosed cistern, large shower facility, heated towel rail and toiletry cupboards.

Externally

Chorlton Mews was a range of outbuildings converted into three properties. Number 1 benefits from a herringbone patterned courtyard to the front laid to brickette setts and could be utilised to create a secure play area for young children or alternatively additional parking if desired. This is in addition to the enclosed courtyard garden accessed off the living room. There is also a large lawn garden area accessed from the drive which extends to approximately 0.676 of an acre. There is a pond as well as a paved sitting/entertaining area there is also a timber framed garage, with attached open sided car port and a gravelled driveway providing ample parking provision for the property.

Directions

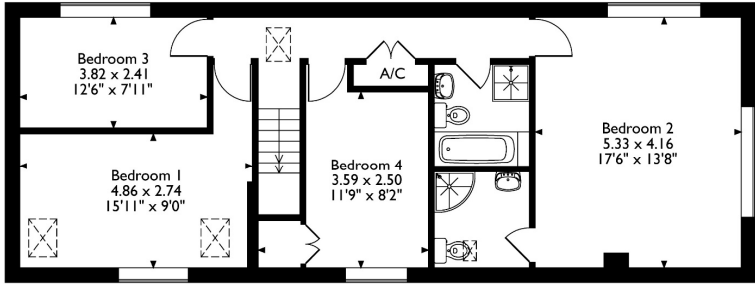
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From the centre of Malpas proceed down the High Street turning right at the monument onto the B5069 towards Worthenbury and Overton on Dee, follow this road for 1 mile taking the first turning right signposted Cuddington and Chorlton. Upon entering Chorlton Village turn right immediately after the Village Hall and after a ¼ of a mile the driveway to Chorlton Mews will be found on the right hand side.

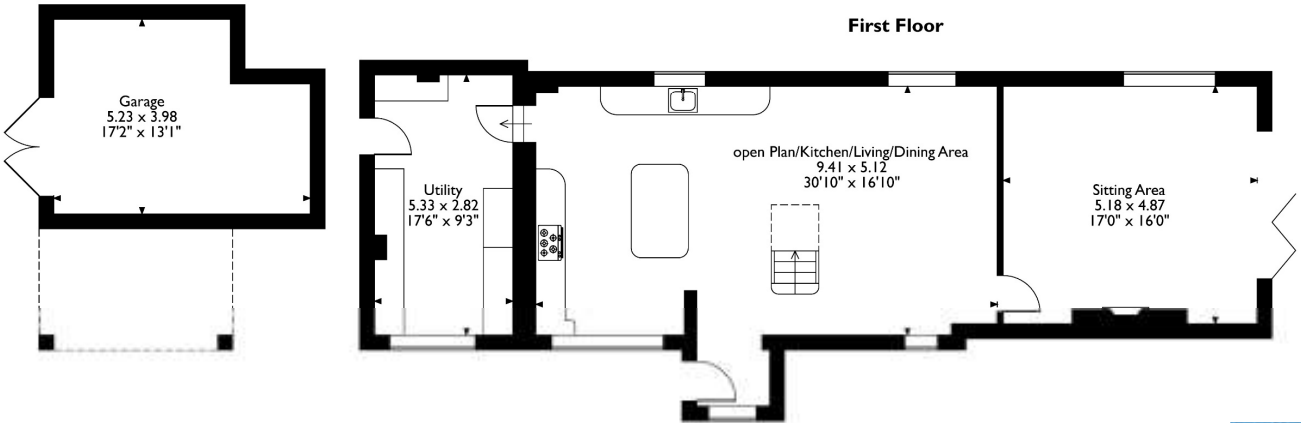




Approximate Gross Internal Area
 Main House = 1808 sqft/168 sqm
 Garage = 205 sqft/19 sqm
 Total = 2013 sqft/187 sqm



First Floor



Ground 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.



Services/Tenure
 Mains water and electricity. Private drainage to development compliant to 2020 Regulations. Oil fired central heating. Freehold.

Viewing
 By appointment with Cheshire Lamont Tarporley office.

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.

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