



High Street Malpas

**CHESHIRE
LAMONT**

Greystones High Street Malpas Cheshire SY14 8PR

This well proportioned four bedroom property is centrally positioned within Malpas Village. It requires modernisation and improvement and the opportunity to create a stunning family home with garden and useful two storey outbuilding.

- Reception Hall, Living Room, Sitting Room, Family room, Kitchen, Rear Porch.
- 4 Double Bedrooms, Dressing Room/Potential Ensuite, Bathroom, Separate WC.
- Gardens, Garages/Outbuildings, Ample Parking.

Location

The prosperous village of Malpas with its bustling High Street, historic church and the highly sought-after Bishop 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. Chester 15 miles - Whitchurch 5.5 miles - Wrexham 12 miles - Nantwich 13 miles

Accommodation

A part glazed panelled front door is situated beneath a pitched storm porch, this opens to the **Reception Hall 9.7m** in length which gives access to all three principal reception rooms, the kitchen, cloakroom and a cloaks cupboard. From the reception hall a staircase rises to the first floor. To the front of the property there is a **Living Room** and similar size **Sitting Room both 4.2m x 4.2m** these overlook the front. The living room benefits from a fireplace, has an exposed beamed ceiling and an additional side window looking down Malpas High Street.

The **Kitchen 4.2m x 3.4m** also has a window looking down Malpas High Street and lends itself to being opened up into the adjacent **Family Room 4.2m x 3.8m** which could create an attractive open plan Kitchen **Dining Family Room 7.4m x 4.2m** overall. Off the reception hall there is a Rear Porch and a cloaks hanging area which gives access to a side entrance.

To the **First Floor** there are four similar sized double bedrooms and a bathroom. **Bedroom One 4.2m x 4.3m** has a room off 2.6m x 1.8m which could be converted to an ensuite facility if desired. **Bedroom Two 4.2m x 4.3m** overlooks the front as well as Malpas High Street,



Bedroom Three 4.2m x 3.4m and **Bedroom Four 4.2m x 3.8m** both offer views down Malpas High Street. There is a **Bathroom** with pedestal wash hand basin and separate WC.

Externally

To the rear of the property there is a splayed walled entrance which opens up to give access to a gravelled driveway leading to a large parking turning area and also giving access to a two storey outbuilding which is divided into two on the ground floor. **Outbuilding Area One 4.8m x 3.8m** and **outbuilding 2 3.8m x 2.2m**. The driveway is edged with lawns to either side. The gardens continues round the side of the property to the front where there is a pedestrian gate onto Tilston Road.



Services

We understand that mains water, electricity, gas and drainage are connected. Freehold.

Viewing

Via Cheshire Lamont Tarporley office.

Directions

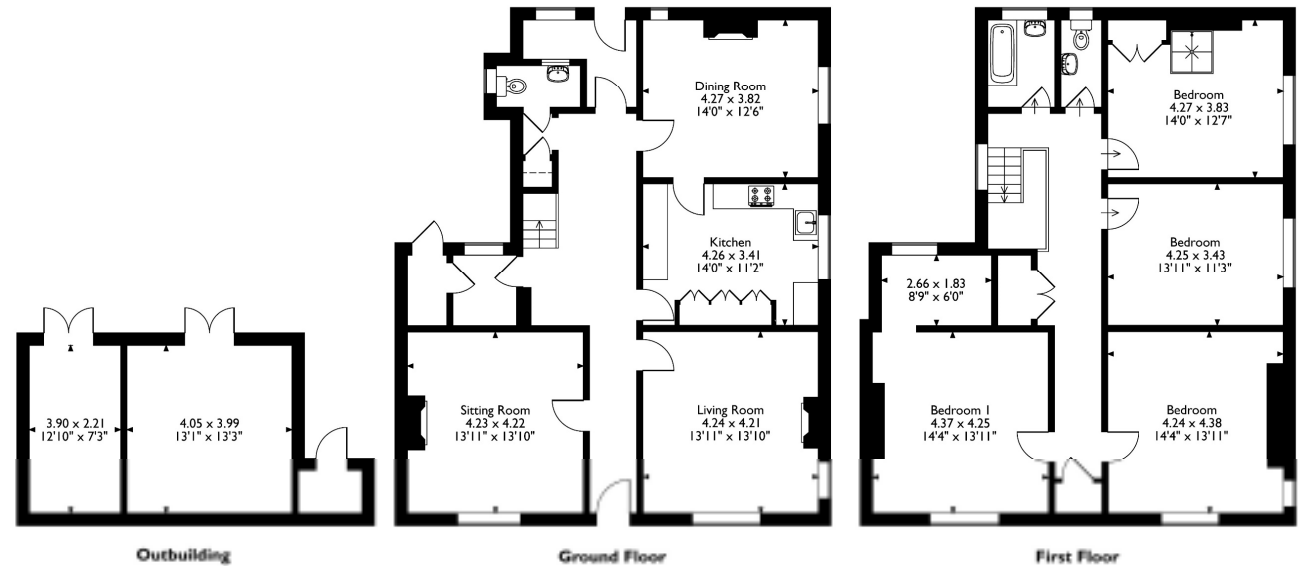
What3words : tunnel.seaside.factored

The property is situated in the centre of Malpas on the corner of High Street and Chester Road.

Agents Note -Planning Permission

A historic planning approval to create a ground floor bathroom was approved in 2011. Ground works commenced on 25th March 2013 as acknowledged by the Local Authority and the agents understand that this approval is therefore still valid should prospective purchasers wish to continue with the development. (It is advised that this is verified with the Local Authority prior to legal commitment).

Approximate Gross Internal Area
Main House = 2207 sqft/205 sqm
Outbuilding = 291 sqft/27 sqm
Total = 2498 sqft/232 sqm



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.



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