



Old Hall Street, Malpas



# The Dower House, Old Hall Street, Malpas, Cheshire, SY14 8NE

Requiring modernisation and improvement and centrally positioned within Malpas village this four bedroomed property offers particularly well proportioned living accommodation with three generous reception rooms and attractive secluded cottage style gardens which include a single garage.

- Entrance Hall, Versatile Dining/Sitting Room, Living Room, Garden/Family Room, Kitchen, Utility, Cloakroom.
- Four Bedrooms, Bathroom, Shower Room.
- Shared driveway with neighbouring property leading to Garage, attractive well stocked secluded cottage style gardens including patio entertaining area.
- Solar Panels with feed in tariff.

## Location

The prosperous village of Malpas has a 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 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.

## Accommodation

A panelled front door opens to the **Entrance Hall** which has a staircase rising to the first floor and a maple floor which continues into the versatile and well proportioned **Dining/Sitting Room 5.7m x 3.7m** features include an attractive central fireplace and bay window to the front elevation. There is also an understairs storage cupboard and a door to a further well proportioned **Living Room 5.6m x 4.6m** this also benefits from an attractive feature central fireplace and bay window to the front.

To the rear of the property there is a **Kitchen, Utility, Cloakroom** and large **Dining/Garden Room 4.3m x 4.0m** which is particularly light and airy benefitting from two velux sky lights and a large picture window which offers attractive views over the well stocked rear garden.



The **Kitchen 3.0m x 1.8m** is fitted with wall and floor cupboards along with a work surface incorporating a four ring ceramic hob with extractor hood above. Additional appliances include a double oven and free standing dishwasher. Off the kitchen there is a walk in Pantry cupboard.

The **Utility Room** is plumbed for washing machine and provides space for a tumble dryer and additional white goods. The Utility Room gives access to a **Cloakroom** with low level WC and pedestal wash hand basin.

To the first floor there are four bedrooms a bathroom and a shower room. **Bedroom One 4.7m x 3.0m** has a bay window to the front and built in wardrobes. **Bedroom Two 3.7m x 3.0m** also benefits from a bay window and built in wardrobes. **Bedroom Three 3.5m x 1.6m** has a built in cupboard and overlooks the rear as does **Bedroom Four 3.0m x 1.8m**. The **Bathroom** is fitted with a panelled bath, pedestal wash hand basin, low level WC and heated towel rail. The **Shower Room** includes a shower enclosure, pedestal wash hand basin, low level WC and heated towel rail.

#### Externally

The property is accessed via a shared driveway with a neighbouring property, this leads to a parking area to the front of the **Single Garage 5.3m x 2.7m** accessed via an up and over door. Off the driveway a gate gives access to the enclosed and secluded rear garden, sandstone steps rise to an extensive patio area ideal for alfresco entertaining, this is edged with mature well stocked borders which provide an abundance of colour. From the patio a pathway gives access to a garden store and outdoor WC facility. A further set of sandstone steps rise to a shaped lawned area which again is particularly secluded and benefits from mature well stocked borders as well as a greenhouse.

#### Service/Tenure

Mains water, electricity, gas and drainage. The property benefits from solar panels which are subject to a feed-in tariff. Freehold.

#### Agents Note

The agents have been instructed by the Executors acting on behalf of The Estate for the former owner, the property is sold as seen and no guarantees or warranties are given to the appliances or condition of the property from the Executors or their Agent. Purchasers should therefore undertake their own due diligence prior to legal commitment to purchase.

#### Viewing

Via Cheshire Lamont Tarporley office.

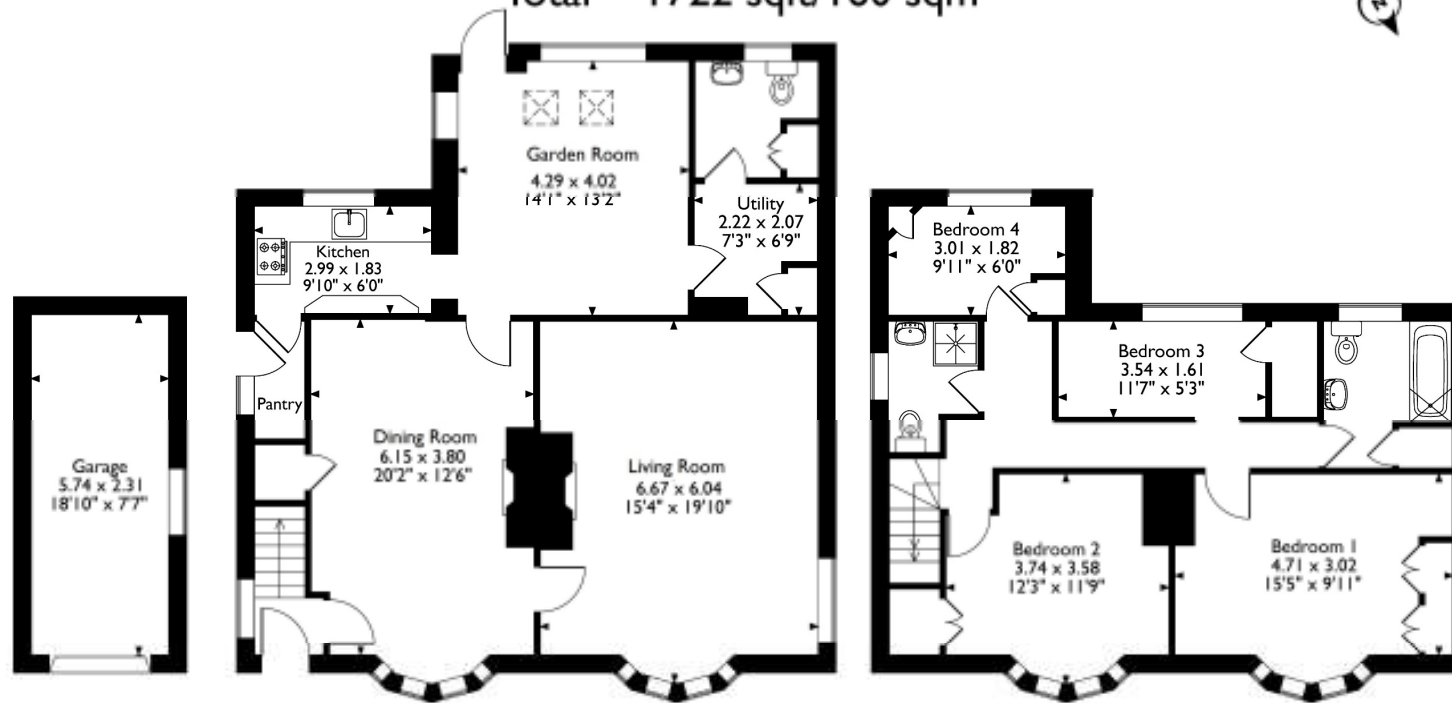
#### Directions

**What3words : bought.systems.prospered.**

From the centre of Malpas village passing the Cross on the right hand side the property will be found shortly after opposite The Lion Inn on the right.



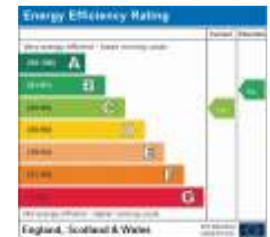
Approximate Gross Internal Area  
 Main House = 1582 sqft/147 sqm  
 Garage = 140 sqft/13 sqm  
 Total = 1722 sqft/160 sqm



**Ground Floor**

**First 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.



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