



**CHESHIRE
LAMONT**

The Hough Malpas

Garden Cottage, The Hough, Higher Wych Road, Malpas, SY14 7JJ

Garden Cottage has been comprehensively modernised, extended and reconfigured over recent years to create a delightful two bedroom detached property with stunning 10.75m (35') open plan Kitchen Dining Living Room which opens onto an attractive secluded cottage style garden.

- Entrance Hall, stunning 35' open plan Kitchen Dining Living Room, Utility, Cloakroom.
- Large First Floor Landing (utilised as an occasional third Bedroom for grandchildren) which could be utilised as a Study, 2 Principle Double Bedrooms both benefitting from built in wardrobes, well appointed Bathroom and Ensuite Shower Room.
- Attractive secluded cottage style gardens.
- Underfloor heating throughout the ground floor and within the Bathroom and Ensuite Shower Room.

Location

The property is located in a secluded setting off a minor country road, approximately ¼ of a mile from the centre of Malpas. Malpas has an excellent array of local amenities including 2 convenience stores with a post office, bakery and butcher and a small supermarket. There are doctors, dentists and opticians surgeries together with a hairdressing salon, barber, public houses, restaurants and a gastro dining pub with accommodation. The ancient St Oswald's Church is situated at the heart of the village and has a very active Church community. Local recreational opportunities for all age groups include cricket, tennis, football and bowls at Malpas and District Sports and Social Club. The Malpas Recreation ground has play areas and equipment for the benefit of young and teenage children in addition to a multi-use games area. Hill Valley and Carden Park Golf clubs, cycling, walking on the Bishop Bennet Way and racing at Chester and Bangor on Dee are readily available.

Accommodation

A timber front door opens to the **Reception Hall** this is finished with an engineered oak floor, staircase to the first floor and there is a **Cloakroom** fitted with a low level WC, wall mounted wash hand basin, heated terrazzo tiled floor and a column radiator.



To the rear of the property there is a **10.75m Open Plan Kitchen Dining Living Room** this is a delightful light and airy living space finished with a heated engineered oak floor which runs throughout. The **Kitchen** is fitted with wall and floor cupboards including a pantry cupboard and complimented with quartz work surfaces along with matching centre island which includes a Belfast style double ceramic sink unit with boiler tap. The centre island provides a four person breakfast bar. Appliances include a Lacanche Range cooker with double oven and five burner gas hob with extractor above, slimline dishwasher, wine chiller and American style fridge freezer situated within a housing unit. Bi-fold doors from the kitchen open to an attractive alfresco entertaining area and the rear garden. Within the **Dining Area** a further set of glazed double doors open onto the garden, the well proportioned **Living Area 4.8m x 3.9m** is fitted with a central fireplace incorporating a gas fired log burner style stove (calor) with built in cupboards and shelving to either side of the chimney breast. Off the living area a further set of glazed double doors open to the rear garden. Off the reception hall there is a **Cloaks/Utility Room** this is fitted with additional storage cupboards, a sink unit and timber work surface. There is plumbing for a washing machine and the current vendors have their tumble dryer positioned on the work surface above the washing machine.

To the First Floor there is a spacious **Landing 3.2m x 2.9m** which the current vendors utilise as an occasional bedroom for their grandchildren, likewise this could be utilised as a Home Office/Study area if desired. There are fitted cupboards and a column style radiator. **Bedroom One 3.9m x 4.7m** offers attractive views and includes a spacious bedroom area with built in double depth wardrobes as well as a well appointed ensuite Shower Room with heated tiled floor. **Bedroom Two 4.8m x 3.2m** also benefits from built in wardrobes and storage cupboard.

The well appointed **Family Bathroom** is fitted with an oval shaped free standing bath with drench shower head above, contemporary wash hand basin set upon a quartz wash stand with storage cupboards beneath, low level WC, heated towel rail and heated tiled floor.

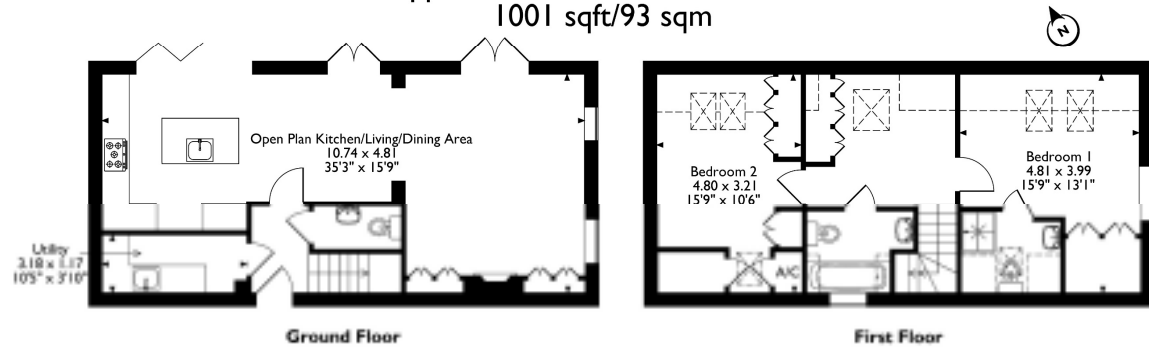
Externally

The property is accessed via a shared gravelled drive with the neighbouring two properties (ownership of the driveway is with the immediate neighbour). Within the drive area there are two specific allocated car parking areas designated to the property. The attractive enclosed rear garden is totally private and includes a limestone paved sitting/entertaining area which can be directly accessed via the open plan kitchen dining living room with lawned gardens beyond designed to a cottage style and include a strategically positioned limestone sunning area. Within the garden there is a feature Willow tree a **Workshop 4.0m x 2.8m** benefitting from electric light and power points and a **Garden Implement Store**.





Approximate Gross Internal Area
1001 sqft/93 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.

Services/Tenure

Mains water, electricity, shared septic tank drainage with neighbouring property, calor gas fired central heating. Freehold.

Viewing

Viewing via Cheshire Lamont Tarporley office.

Directions

What3words : [sporting.shackles.earlobes](https://www.what3words.com/sporting.shackles.earlobes)

From the monument in the centre of Malpas proceed South towards Whitchurch on the B5395 and after 0.6 of a mile turn right into Roman Road signposted High Wych, after a further 0.15 miles the shared driveway to the property will be found on the right hand side.



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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