



Chorlton, Malpas

CHESHIRE
LAMONT

Top House Cottage

Chorlton, Malpas, SY14 7ER

Situated within a third of an acre being a combination of a generous garden plot with small paddock area beyond, this two bedroom semi detached cottage offers scope for further extension (subject to consent from the relevant authorities) and offers attractive far reaching views to the rear.

- Situated within the attractive rural hamlet of Chorlton Lane conservation area convenient for Tilston village 3 miles and the larger village of Malpas 2.25 miles.
- Entrance Hall, Living Room fitted with log burner, Dining Room, Kitchen, Utility Room.
- Two Double Bedrooms, Large Shower Room (which could also accommodate a bath if desired).
- Generous side and rear gardens principally laid to lawn with small enclosed stocked fenced paddock beyond.

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

A part glazed panelled front door opens to the **Entrance Hall** which in turn gives access to the Living Room and Dining Room as well as having a staircase to the first floor. The **Living Room 4.0m x 3.9m** includes a large inglenook style fireplace fitted with a log burning stove, exposed beamed ceiling and a window to the front elevation. The **Dining Room 4.1m x 2.6m** has an exposed ceiling timber and open plan downstairs storage area where the current vendors have a computer desk.

To the rear of the property there is a **Kitchen Extension 3.8m x 3.3m** this is extensively fitted with wall and floor cupboards and timber work surfaces which incorporate a four burner gas hob (LPG) integrated appliances include a fan assisted oven, microwave, dishwasher and space for a free standing fridge freezer. Off the kitchen there is a **Utility Room 3.7m x 1.7m** this was the original kitchen prior to the extension and includes additional wall and floor cupboards, a tiled work surface, sink unit and plumbing for a washing machine along with space for a condenser dryer.



To the first floor there are two double bedrooms and a large shower. **Bedroom One 3.8m x 3.3m** overlooks the rear garden and paddock with attractive far reaching views beyond. **Bedroom Two 4.0m x 3.3m** overlooks the front and benefits from a built in wardrobe. The spacious **Shower Room 4.0m x 2.7m** (subject to reconfiguration could easily accommodate a bath as well) this is currently fitted with a large shower facility, low level WC, wash hand basin with storage cupboard beneath and a heated towel rail.

Externally

There is an enclosed cottage style garden to the front and to the side of the property a set of double gates open onto a tarmacadam driveway, this provides ample parking with spacious lawned garden beyond which includes stocked borders and a large paved patio from which attractive views can be enjoyed over the rear garden and the stock proof fenced paddock beyond.

Services/Tenure

Mains water, electricity, oil fired central heating, treatment plant drainage system compliant to 2020 Regulations. Freehold.

Viewing

Viewing via Cheshire Lamont Tarporley office.

Directions

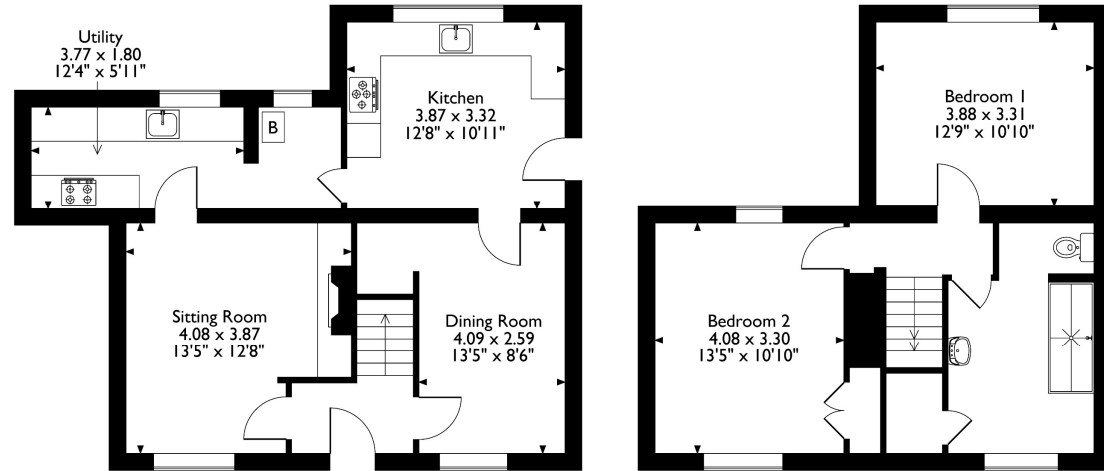
What3words : [originate.loafer.swinging](#)

From the centre of Malpas village proceed down the High Street turning right into Church Street which turns into Wrexham Road. After approximately 0,9 miles turn right at the Cuddington Village sign, signposted towards Chorlton and Shocklach. Continue along this road for approximately 1.2 miles and upon entering the village of Chorlton turn right and the property will be observed after a short distance on the left hand side.

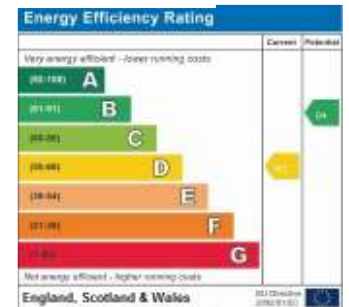




Approximate Gross Internal Area 1109 sqft/103 sqm



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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