



1 Smithy Lane
Malpas



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Church St, Malpas, SY14 8PN

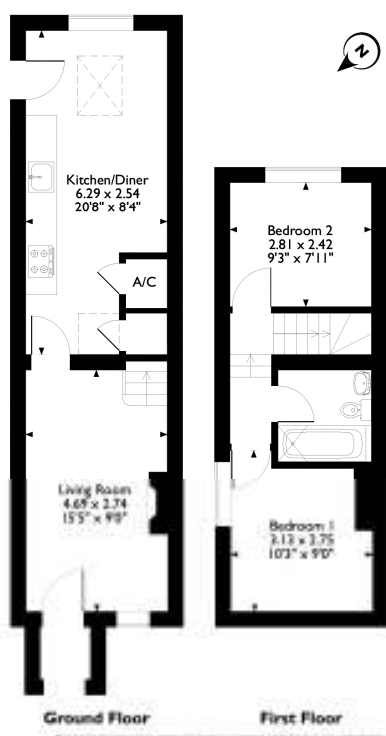
Situated within a secluded location off Church Street and within walking distance of Malpas High Street, this Two Bedroom End Terrace Cottage benefits from a large garden with far reaching views.

- Living Room, Extended Kitchen Diner.
- Two Bedrooms, Bathroom.
- Outhouse, large garden offering attractive far reaching views.

Location

The property is situated within walking distance of Malpas High Street which provides shopping facilities for everyday purposes as well as a doctor's surgery, dentist, dry cleaners and bank. 'The Lion' in Malpas is a quintessential British Inn which has recently been refurbished to provide a delightful bar and restaurant with guest rooms. There is also the added benefit of both primary and secondary schools within walking distance of the property. 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.

Approximate Gross Internal Area
582 sqft/54 sqm



Accommodation

A storm porch is set above the front door which opens to the **Sitting Room 4.6m x 2.7m** this is fitted with a central cast iron fireplace with pattern tiled inserts and a timber mantel. There is a window to the front elevation and a staircase to the first floor as well as a door to the extended Kitchen creating a **Kitchen Diner 6.2m x 2.5m** to the rear. This is fitted with wall and floor cupboards, a work surface incorporates a stainless steel sink unit and drainer as well as a four ring ceramic hob with extractor fan above and oven beneath. There is space for a freestanding fridge freezer and plumbing for a washing machine.

To the first floor there are two Bedrooms and a Bathroom. **Bedroom One 2.7m x 2.7m** offers attractive views from a side window, **Bedroom Two 2.8m x 2.4m** offers far reaching views to the rear. The **Bathroom** is fitted with a panel bath with shower above, pedestal wash hand basin and low level WC.

Externally

The properties on Smithy Lane are accessed on foot from Church Street, a pathway runs down the front of the cottages, this continues down the side to the rear where there are brick built outhouses for each of the properties. From the pathway to the side a further pathway leads to a large garden area approximately 40.0m x 7.0m this is principally laid to lawn edged with stocked borders in part and offers spectacular distant views across the surrounding countryside.

Directions

What Three Words App – bricks.coarser.studs

From the centre of Malpas at the monument proceed up Church Street past the historic church, down Church Street and where the road narrows prior to the Malpas Sports Club there is a drive on the left hand side for a property called Yew Tree Cottage. This driveway gives pedestrian access to the properties on Smithy Lane.

Agents Note

The agent has not tested any apparatus, equipment, fixtures, and fittings or services and so cannot verify if they are in working order or fit for the purpose.

Services (Not tested)/Tenure

Mains Water, Electricity, Drainage, Electric Heaters/Freehold.

Viewings

Strictly by appointment with Cheshire Lamont Tarporley.

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.

