



Bulkeley, Nr. Malpas



Mulberry House, Cholmondeley Lane, Bulkeley, Nr Malpas, Cheshire, SY14 8BP

Benefitting from a rural position tucked beneath the picturesque Bickerton hills this well proportioned extended four bedroom family home benefits from a double garage and secluded gardens.

- Reception Hall, Living Room with log burner, Study, 6m (20') Garden Room Extension, Kitchen Diner, Utility Room, Cloakroom.
- Spacious Landing, Four Bedrooms (Three Doubles), Two Bath/Shower Rooms (one Ensuite).
- Part walled courtyard to the front providing parking and turning space along with Double Garage, secluded gardens to both sides and rear.

Location

Bulkeley village offers a wonderful rural setting in the heart of Cheshire countryside with stunning views to Bickerton and Peckforton Hills. Easy access to the Sandstone Trail provides a number of scenic walks on the doorstep. Local amenities are available at the Cholmondeley Estate Farm Shop alternatively the nearby villages of Bunbury, Tattenhall and Malpas are all within a short drive of the property and offer comprehensive facilities for everyday living. There are a number of excellent pubs/restaurants in the surrounding area, and the larger village of Tarporley just 6 miles away offers further facilities. All these villages provide highly regarded primary schools along with Bickerton (2 miles) with the larger towns of Nantwich (8 miles) and Whitchurch (10 miles) offering national supermarket outlets along with Chester City Centre (13 miles) and the historic city of Chester is a convenient 13-mile drive.

Accommodation

A storm porch sits above a glazed front door, opening to a spacious **Reception Hall 5.3m x 2.7m** this includes a staircase rising to the galleried first floor landing with storage cupboard beneath, within the reception hall there is a cloaks cupboard and further storage cupboard. The tiled floor runs throughout and continues into the Kitchen Dining Room and also the **Cloakroom** fitted with a low level WC and wash hand basin.

Panelled double doors from the Reception Hall give access to a well proportioned **Living Room 6.2m x 3.9m** features include an inglenook style fireplace fitted with a log burning stove set upon a slate hearth, 2.4m ceiling heights with Amtico/Karndean timber effect floors. The **Study 2.6m x 2.0m** overlooks the rear garden as does the open plan **Kitchen Dining Room 6.8m x 3.7m** this is extensively fitted with wall and floor cupboards complemented with Corian work surfaces along with a matching centre island finished with a granite top.



Appliances include a Rangemaster Range style cooker with double oven and five ring ceramic hob with extractor above, there is an integrated microwave, fridge and dishwasher. The Dining area comfortably accommodates a 6 person everyday dining table and larger for an occasion. A tiled floor continues seamlessly into both **Utility Room and Garden Room extension 6.2m x 2.5m widening to 3.5m** this has large picture windows overlooking the gardens and has a set of glazed double doors opening onto a paved sitting/entertaining area. The **Utility Room 3.3m x 1.8m** is fitted with additional storage cupboards and a work surface incorporating stainless steel sink unit. There is plumbing for a washing machine and space for a tumble dryer as well as a free standing fridge freezer. A communicating door gives access to the integral **Double Garage** and a further door gives access to the rear garden.

The galleried **First Floor Landing 4.0m x 3.8m (maximum dimensions)** gives access to four bedrooms (one with ensuite) and a family bathroom. **Bedroom One 4.3m x 3.9m** is a generous double bedroom with good sized **Ensuite Shower Room off 2.6m x 1.8m**. **Bedroom Two 4.4m x 3.3m widening to 3.7m** is a further generous double bedroom benefitting from built in double wardrobes. **Bedroom Three 3.6m x 3.5m** also benefits from built in double wardrobes as does **Bedroom Four 2.8m x 2.6m (dimensions include wardrobes)** this is currently utilised as a second study and dressing room for bedroom one.

The **Family Bathroom** is fitted with a panelled bath with shower facility above, wall mounted wash hand basin with storage cupboards beneath, low level WC, heated towel rail, tiled walls and a tiled floor.

Externally

The property is initially accessed over a shared driveway with a neighbouring property which then turns onto a private driveway for Mulberry House. This leads to double gates which open onto a courtyard laid to brickette setts and provides parking and turning space along with giving access to a **Double Garage 5.2m x 5.1m** with spacious boarded roof space, sink unit and power points. The secluded and enclosed gardens extend to both sides and the rear these are principally laid to lawn incorporating stocked borders, there is a **Greenhouse, Garden Shed 3.4m x 2.6m** and a large patio area **10m x 3.5m**.

Directions

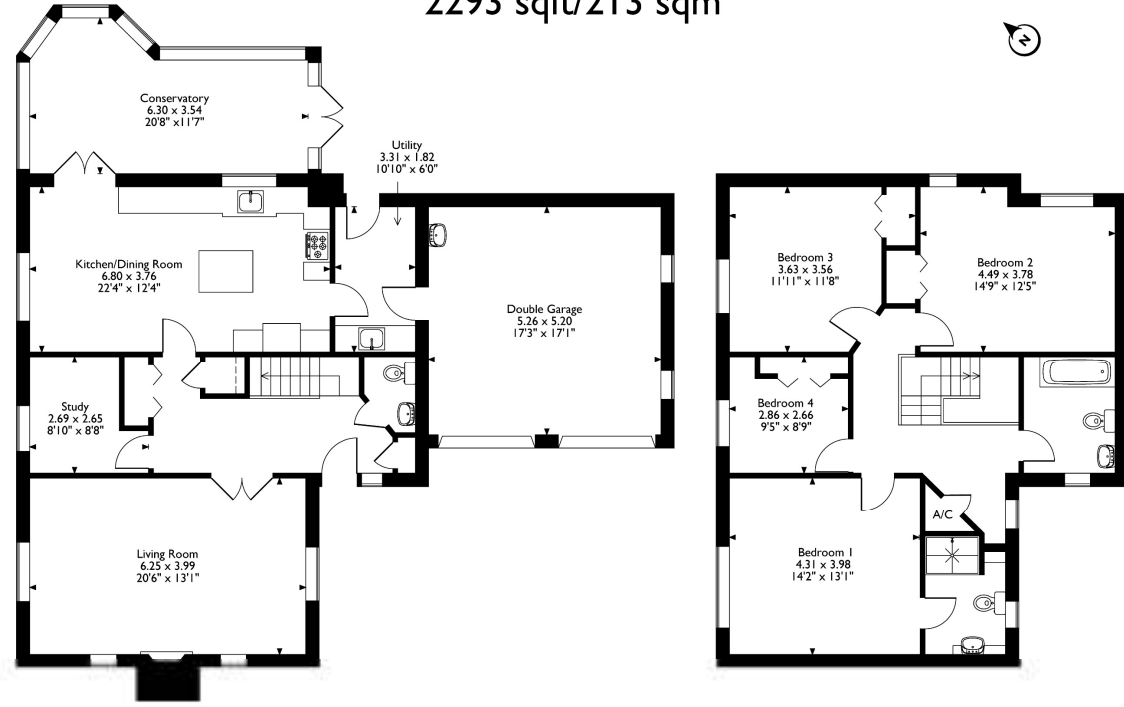
What3words : modes.tasty.overcomes

From Tarporley head south on the A49 towards Whitchurch for approximately 4.25 miles turning right onto the A534 at Ridley towards Wrexham. Follow the A534 for a further 1.5 miles into the rural hamlet of Bulkeley turning left into Cholmondeley Lane. Take the first driveway on the left and Mulberry House will be found at the end of the drive.





Approximate Gross Internal Area 2293 sqft/213 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.

Services

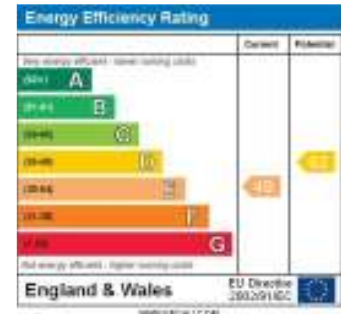
Mains water, electricity, drainage, LPG gas fired central heating.

Viewing

Via Cheshire Lamont Tarporley office.

Tenure

Freehold.



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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