



**CHESHIRE
LAMONT**

The Mount, No Mans Heath

The Mount

Old Coach Road, No Mans Heath Malpas, SY14 8EA

A well-presented 4 Bedroom family home immaculately maintained and presented benefitting from two versatile ground floor double bedrooms, set within attractive gardens with large single garage and conveniently situated for both the popular villages of Malpas and Whitchurch Town centre.

- Attractive rural setting within half a mile walk of the village shop in No Mans Heath and 2.5 miles from Malpas.
- Reception Hall, Living Room. Dining Room, Kitchen Breakfast Room.
- 2 Versatile ground floor Double Bedrooms, large Bathroom.
- First Floor Study, Master Bedroom Suite with walk in wardrobe and Ensuite Shower Room, Further Double Bedroom.
- Attractive well stocked gardens, Large Single Garage with versatile first floor Utility Room.

Location

The property is situated within walking distance of the rural hamlet of No Mans Heath just 2.5 miles from 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 (within 30m of the property) 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. Whitchurch 5.5 miles - Wrexham 12 miles - Nantwich 13 miles - Chester 15 miles.

Accommodation

A recessed storm porch leads to a glazed panel front door, this opens to a welcoming **Reception Hall** which gives access to two attractive living rooms, the Kitchen Breakfast Room and Two Ground Floor Double Bedrooms as well as a large Bathroom and a staircase rises to a first floor Master Bedroom Suite, additional Double Bedroom and a Study.



The well-proportioned light and airy **Living Room 4.3m x 4.6m** (maximum dimensions) offers attractive views over the front garden via a feature bay window there is a full length picture window and matching full length glazed sliding door opening onto the side garden and a fireplace fitted with a Living Flame coal effect gas fire (LPG). The adjacent **Dining Room 4.3m x 3.7m** also overlooks the front garden via a feature bay window and is finished with a timber effect floor.

The **Kitchen Breakfast Room 5.9m x 2.4m** widening to 2.9m overlooks the rear garden and is extensively fitted with wall and floor cupboards including a house keepers cupboard. Appliances include a range style cooker with double oven and five ring ceramic hob, there is an integrated dishwasher, fridge freezer and washing machine. The vendors have a four person everyday breakfast/dining table in the kitchen, a tiled floor runs throughout.

There are two ground floor double bedrooms and a bathroom. **Bedroom Three (ground floor) 4.2m x 2.9m** benefits from fitted wardrobes and overlooks the side garden. **Bedroom Four 3.6m x 2.9m** overlooks the rear garden. The spacious **Family Bathroom 2.6m x 2.5m** is fitted with a roll top slipper bath, pedestal wash hand basin, low level WC, bidet and a heated towel rail.

Off the first floor landing there is a **Study 2.1m x 1.5m** this has a recess where the current vendors have a filing cabinet and printer (note floor plan). The large **Master Bedroom Suite 6.1m x 5.9m** overall includes a large **Double Bedroom 5.9m x 3.7m** offering attractive views to the front with walk in wardrobe off, and a spacious **Ensuite Shower Room 3.5m x 2.2m** which includes a fitted dressing table. **Bedroom Two 3.7m x 3.5m** is a further large double bedroom.

Externally

A splayed entrance with automated iron gates opens onto a gravelled driveway which leads to a double car width parking area to the front of the large **Single Garage/Workshop 5.9m x 4.1m** this is fitted with a manual up and over garage door, a fitted work bench and gardener's toilet. Within the garage a ladder style staircase rises to a boarded loft space which in turn gives access to a partitioned off secure store room which could be utilised as a home office if desired. To the rear of the garage there is a **Utility Room 4.1m x 1.8m** this is fitted with additional wall and floor cupboards and the current vendors have their tumble dryer and freezer in this area.

The gardens to the front of the property are principally laid to lawn edged with mature well stocked borders, this continues to the side where there is a patio which can be directly accessed from the living room. To the rear of the property steps lead up to a gravelled area where the current vendors have a greenhouse and timber framed shed. Steps beyond lead onto a further lawned garden area incorporating a stocked border.

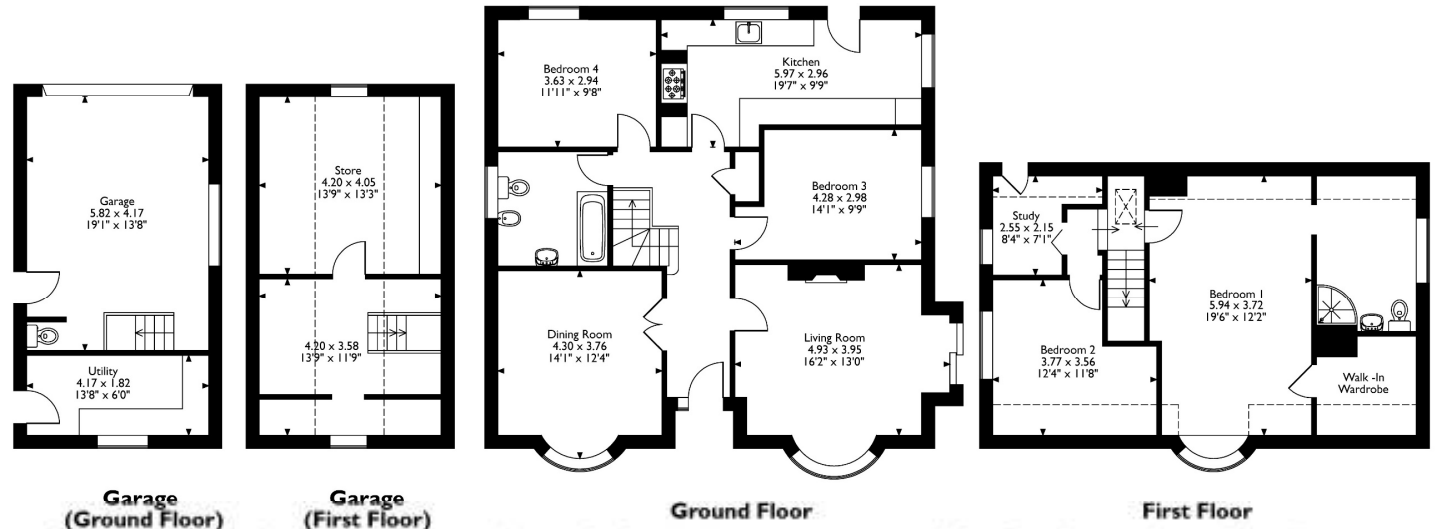
Services/Tenure

Oil fired central heating. Mains water, electricity, private drainage compliant to 2020 Regulations. Tenure - Freehold.





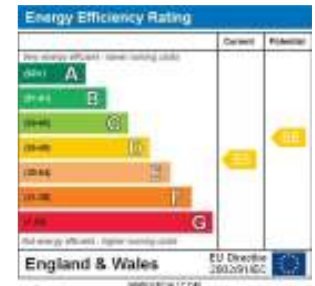
Approximate Gross Internal Area
 Main House = 1529 sqft/142 sqm
 Garage = 473 sqft/44 sqm
 Total = 2002 sqft/186 sqm



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.

Directions
What3words : plugged.shoulders.supreme

From Chester head South on the A41 Whitchurch Road proceed straight over the Broxton roundabout (where it interchanges with the A534 Nantwich Wrexham Road). Continue to the next roundabout at Hampton Heath which has the Forts of India Restaurant, continue along the A41 towards Whitchurch for a further mile turning left into Old Coach Road. Proceed up Old Coach Road and the property will be observed after a short distance 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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