



CHESHIRE  
LAMONT

Church Street, Malpas



# Roseberry Cottage, Church Street, Malpas, SY14 7FG

Roseberry Cottage is part of an exclusive development of only 18 individually designed properties. It is beautifully presented and finished to an exceptionally high standard with solid oak doors, premium appliances and fittings throughout. The property offers well proportioned contemporary living and bedroom accommodation within walking distance of the bustling village of Malpas.

In the centre of the development there is a gated area with two ponds for the private use of the residents ideal for walking and relaxation.

- Well appointed and welcoming Reception Hall, well proportioned Living Room with contemporary focal point fireplace, attractive Kitchen Dining Family Room fitted with high quality appliances and glazed double doors opening to the garden, Cloakroom.
- Landing giving access to 3 Double Bedrooms, 2 Bath/Shower Rooms (one Ensuite).
- Gardens to both front and rear, parking for three cars.
- Underfloor heating throughout the ground floor, motion sensor courtesy lighting to the reception hall, cloakroom and bathrooms, alarm system.

## Location

The prosperous village of Malpas with its bustling High Street, historic church and the highly regarded 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. The historic City of Chester is just 14 miles, Whitechurch 5.5 miles, Wrexham 12 miles, Nantwich 13 miles, Chester 15 miles.

## Accommodation

A part glazed panel front door sits beneath a **Recessed Storm Porch** this gives access to a welcoming **Reception Hall** finished with a heated tiled floor which continues seamlessly into both the Kitchen Dining Room and Cloakroom, an oak detailed staircase rises to the first floor with storage cupboard beneath and courtesy sensor lighting is fitted within the Reception hall and Cloakroom.

The **Cloakroom** is fitted with an enclosed low level WC, wall mounted wash hand basin and heated towel rail.



The well proportioned **Living Room 5.6m x 3.7m** overlooks the front garden and has a feature suspended log effect focal point fireplace and 8'3" high ceilings can be enjoyed throughout the ground floor accommodation.

To the rear of the property there is a **Kitchen Dining Family Room 6.5m x 4.2m narrowing to 3.8m** this is fitted with Shaker style wall and floor cupboards complimented with quartz work surfaces, these extend into a peninsular unit to create a two person breakfast bar. Appliances include a fan assisted oven and microwave combi oven, large induction hob with extractor above, integrated fridge freezer, dishwasher and washer dryer. The heated tiled floor runs throughout and continues into the spacious dining family area which comfortably accommodates a 6/8 person dining table and larger for an occasion, a set of glazed double doors open onto the south facing rear garden.

To the **First Floor** there are three double bedrooms and a well appointed family bathroom in addition to the ensuite shower room.

**Bedroom One 4.2m x 3.7m** benefits from fitted wardrobes, overlooks the rear garden with distant views beyond and benefits from a well appointed **Ensuite Shower Room** this is fitted with movement sensor night time courtesy lighting, large shower facility with drench shower head, wall mounted wash hand basin with drawer units beneath, low level WC, heated towel rail, wall mounted storage cupboard, part tiled walls and tiled floor. **Bedroom Two 4.2m x 3.7m** is a further generous double bedroom overlooking the front. **Bedroom Three 3.8m x 2.6m** overlooks the rear garden with distant views beyond. The **Family Bathroom** also benefits from movement sensor night time courtesy lighting and is fitted with a panelled bath with shower above, wall mounted wash hand basin with drawer unit beneath, low level WC, heated towel rail, part tiled walls and a tiled floor.

#### Externally

To the front of the property there is a pedestrian gate from Church Street which opens onto steps rising to the front door. The front garden is principally laid to lawn with laurel hedging to the front and side boundaries. To the rear of the property there is a south facing **Indian stone paved sitting/entertaining area 7.0m x 2.8m doors** from the kitchen dining family room. A rose arch gives access to a gated set double width driveway with additional parking area beyond. Within the driveway there is a timber framed garden shed.

#### Services/Tenure

Mains electric, water, gas and drainage. Freehold.

#### Viewing

Via Cheshire Lamont Tarporley office on 01829 730700.

#### Directions

**What3words : impressed.tender.grudges**

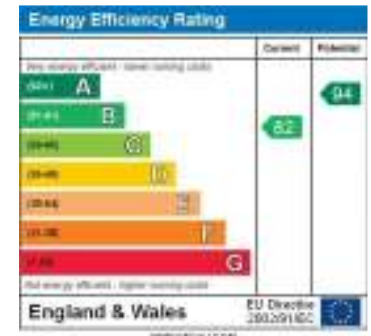
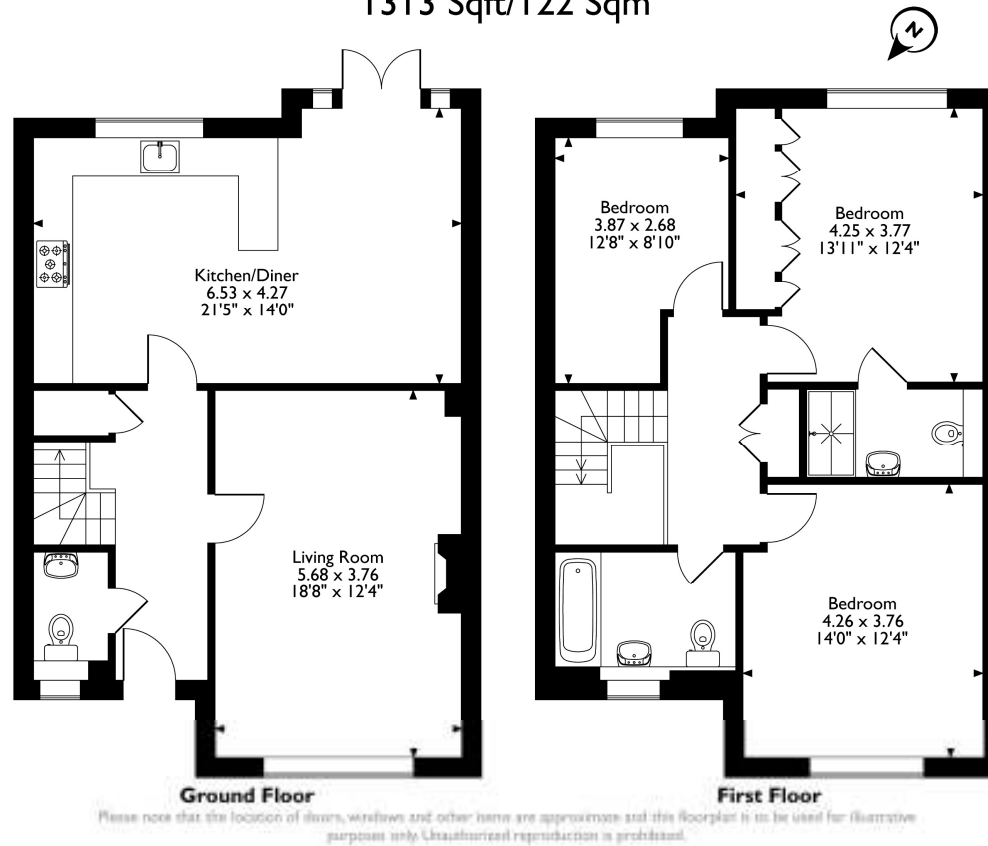
From the Monument in the centre of Malpas turn right into Church Street, past the Church on your right and continue down Church Street and the property will be found on the left. Parking is available on Church Street in front of the property.







## Approximate Gross Internal Area 1313 Sqft/122 Sqm



**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.

CH01 Ravensworth 01670 713330

[www.cheshirelamont.co.uk](http://www.cheshirelamont.co.uk)

7 Chestnut Terrace  
Tarpорley  
Cheshire CW6 0UW  
Tel: 01829 730700

5 Hospital Street  
Nantwich  
Cheshire CW5 5RH  
Tel: 01270 624441