



CHESHIRE
LAMONT

Greaves Lane East, Malpas

Myrtle Cottage, Greaves Lane East, Malpas, SY14 7AS

This delightful 3 bedroom cottage is set in attractive secluded landscaped gardens and has undergone extensive modernisation and improvement over recent years by the current vendors including new roof, windows and central heating as well as an orangery garden room in extension in addition to other cosmetic improvements.

- Dining Hall, well proportioned Living Room, Orangery/Garden Room, Kitchen, Cloakroom.
- 3 Bedroom, Bathroom.
- Attractive secluded landscaped gardens, Covered Sitting Entertaining Area, Car Port, Workshop.

Location

The property lies in the small village of Threapwood surrounded by beautiful rolling countryside, which offer delightful walks along rural footpaths. The larger village of Malpas is approximately 4 miles and offers a selection of shops and local amenities, including doctor's surgery and post office. Malpas is also home to a primary school, as well as the outstanding-rated secondary, Bishop Heber High School and Shocklach Oviatt C.E. Primary School is just 3 miles away. Private schools in the area include The Kings School & Queen's School in Chester, Ellesmere College and Abbey Gate College in Saughton.

Accommodation

A solid oak front door opens to an attractive **Dining Hall 5.4m x 3.1m** this is finished with a wooden floor and has an oak staircase rising to the first floor and feature built in dresser unit to the former chimney breast, a set of glazed double doors opens to an **Orangery extension 3.5m x 2.3m** this has a feature roof light and floor to ceiling picture windows along with glazed doors opening onto the attractive rear garden. The well proportioned **Living Room 5.7m x 3.7m** is finished with oak floor and has a central fireplace with open fire grate and timber mantel set upon a granite hearth. Glazed panel doors open to a covered patio area creating the perfect alfresco entertaining space.



The **Kitchen 3.8m x 2.5m** is extensively fitted with wall and floor cupboards and a timber effect work surface. Appliances include a Range style cooker providing double oven and five ring ceramic hob with warming plate and extractor above, there is an integrated dishwasher and washing machine along with space for a free standing fridge freezer. Off the kitchen there is a **Boot Room** area with door to garden. There is also a **Cloakroom** to the ground floor fitted with a low level WC and wall mounted wash hand basin.

To the first floor there are three bedrooms and a bathroom. **Bedroom One 3.8m x 3.4m** overlooks the side and rear garden and offers plenty of space for either fitted or freestanding wardrobes. **Bedroom Two 3.8m x 2.5m** is a generous double bedroom and overlooks the rear garden. **Bedroom Three 2.8m x 2.2m** overlooks the front and benefits from built in wardrobes/storage cupboards. The well appointed **Family Bathroom** is fitted with a 'P' shaped bath with electric shower above, pedestal wash hand basin, low level WC and a heated towel rail.

Externally

A set of timber double gates open to a gravelled driveway providing parking for a number of cars with a timber framed **Car Port beyond 9.0m x 3.5m** which lends itself to be replaced with a newer structure. The attractive secluded landscaped gardens are a further feature of the property being principally laid to lawn and include a **3.3m x 2.2m covered sitting area** which can be directly accessed from the living room and orangery. The lawns are softened with well stocked and maintained borders, attractive porcelain flagged pathways edged with sets which run the perimeter of the property. There is also a useful outside **Garden Implement Store/Workshop 3.9m x 2.7m**.

Services/Tenure

Mains water, electricity, oil fired central heating, septic tank drainage. Freehold.

Viewing

Via Cheshire Lamont Tarporley office.

Directions

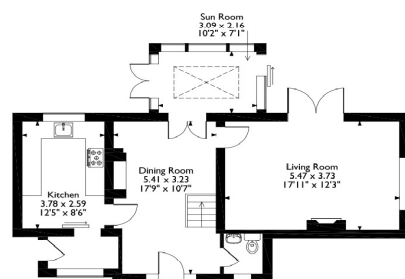
What3words: [crank.extremes.flaunting](#)

From the top of Malpas High Street proceed down the High Street turning right at the Monument onto Church Street (B5069) follow this road for approximately 3 miles to Threapwood. Turn left at the village shop into Chapel Lane and at the 'T' junction turn left again, proceed past the church taking the next turning left into Greaves Lane and then first left into Greaves Lane East. Follow this road to the far end and immediately prior to entering Kerrisons View the property will be observed on the left hand side.

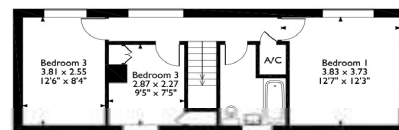




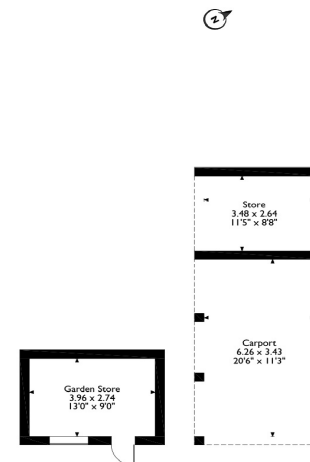
Approximate Gross Internal Area
Main House = 1162 sqft/108 sqm
Outbuildings = 215 sqft/20 sqm
Total = 1377 sqft/128 sqm



Ground Floor



First Floor



Outbuildings

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.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

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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