



Bulkeley, Nr. Malpas

**CHESHIRE
LAMONT**

Pomme D'Or

Bulkeley, nr. Malpas, Cheshire, SY14 8BX

This substantial detached family home offers three well proportioned reception rooms, kitchen breakfast room, four double bedrooms and three bath/shower rooms along with garaging, car port and workshop. The formal gardens extend to the front, side and are south facing to the rear overlooking open countryside. The property is conveniently situated between the rural villages of Tarporley and Malpas nestled below the Bickerton Hills at Bulkeley.

- Reception Hall, Living Room, Dining Room, Sitting Room, Kitchen Breakfast Room, Two Ground Floor Double Bedrooms, Bathroom.
- Large First Floor Landing giving access to two further Double Bedrooms (one with ensuite bathroom) and a shower room.
- Attractive well stocked mature gardens south facing to the rear overlooking open countryside. Large Single Garage, double depth Car Port, Workshop.
- This is a distinctive and spacious individual residence which offers extensive potential to modernise and to create a unique modern family home.

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 with the historic city of Chester a convenient 13 mile drive.

Accommodation

A part glazed panelled front door sits beneath the **Storm Porch** this opens to the **Reception Hall** which is open plan to a large **6.9m x 3.6m Inner Dining Room** with bay window overlooking the front garden and a staircase rising to the first floor. The well proportioned **Living Room 5.4m x 3.6m** has a bay window overlooking the front garden, a central fireplace and is fitted with an attractive wood block floor. To the rear of the property there is a versatile everyday second **Sitting Room 4.5m x 3.6m** this has glazed double doors opening onto the rear garden overlooking fields beyond.



The **Kitchen Breakfast Room 4.7m x 3.0m** also overlooks the rear garden and fields beyond, although requiring updating, the kitchen has perfectly serviceable kitchen units and work surface areas along with breakfast bar. The appliances have not been tested to see if they are in working order, however include a double oven, ceramic hob and built in fridge. Off the kitchen there is an **Enclosed Porch** which gives access to the **Boiler Room and a Garage/Workshop** where the current vendors have their washing machine. On the ground floor there are Two Double Bedrooms and a **Bathroom** which is accessed via a **Cloakroom** off the reception hall. **Bedroom Three 4.2m x 3.7m** and **Bedroom Four 4.2m x 3.1m** both ground floor and benefit from fitted wardrobes and overlook the gardens.

To the First Floor there is a **Large Landing 6.5m x 2.9m** which gives access to two further Double Bedrooms (one en-suite) a Shower Room with WC and wash hand basin and a partly boarded attic storage area. **Bedroom One 4.6m x 3.6m** benefits from fitted wardrobes and a generously proportioned **Ensuite Bathroom 2.6m x 2.1m**, **Bedroom Two 4.4m x 3.0m** is a further generous double bedroom.

Externally

A set of double gates open onto the driveway which is laid to brickette sets and provides parking/turning space along with giving access to the **Garage and a 9.4m x 2.9m Car Port** which runs along the side of the Garage/Workshop. The **Garage 6.2m x 3.0m** is open plan to a potential **Workshop/Lawn Mower Storage area beyond 3.2m x 2.1m**. From the garage there is access to a versatile **Potting Shed/Utility Area** which provides space for additional white goods, gives access to a **Garden Toilet and Fuel Store and a Second Workshop** as well as giving access to the rear garden.

The formal gardens are of a generous proportion extending to the front, side and rear of the property being principally laid to lawn and edged with mature well stocked borders. The rear garden is south facing and overlooks fields and has two paved sitting/entertaining areas.

Services/Tenure

Mains water, electricity and drainage. Oil fired central heating. Freehold.

Viewing

Via Cheshire Lamont Tarporley office on 01829 730700.

Directions

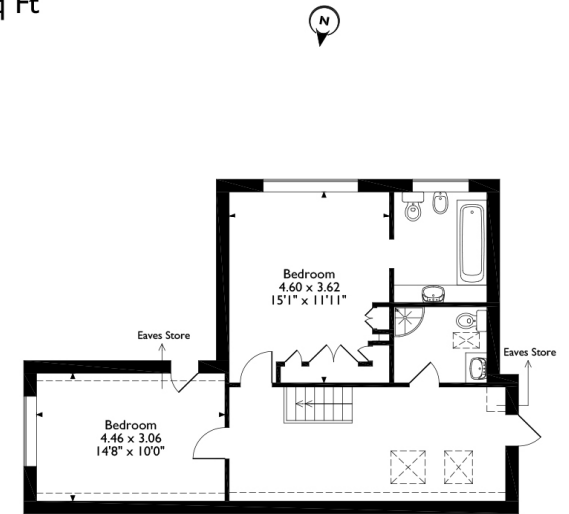
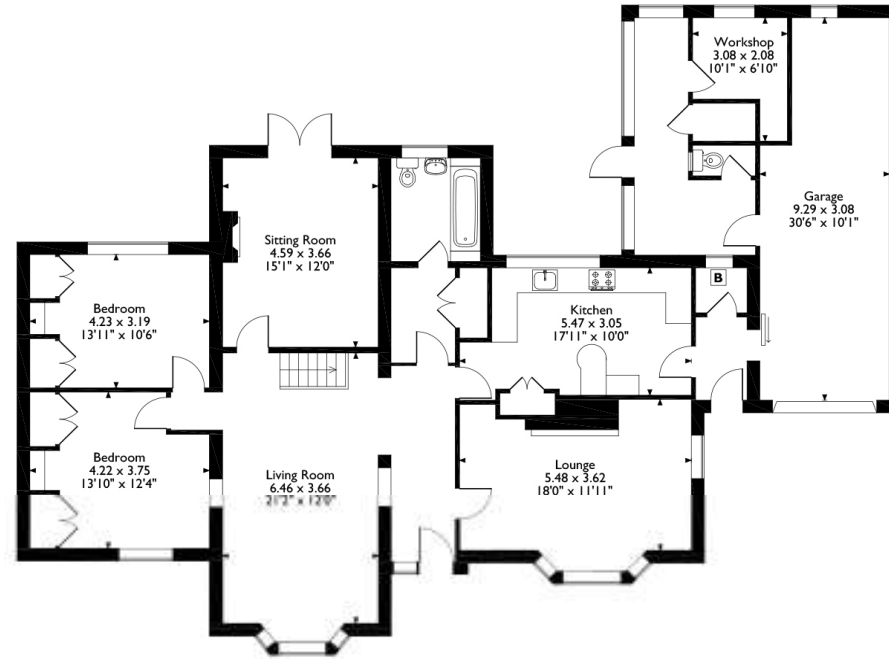
What3words : jazzy.downcast.certainty

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 shortly after the crossroads turning for Cholmondeley Lane on the left and Mill Lane on the right continue for a short distance and the bungalow will be found set back on the left hand side.

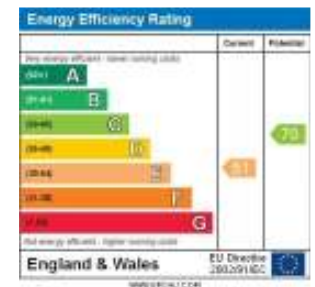




Approximate Gross Internal Area
Main House = 239 Sq M/2573 Sq Ft



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.



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