



CHESHIRE
LAMONT

Wrexham Road, Malpas

Fields View Cottage

Wrexham Road

Malpas SY14 7EJ

Enjoying view over open fields to both the front and rear this Detached Three Bedroom property is conveniently situated less than ½ a mile from the centre of Malpas village.

- Reception Hall, well proportioned Living Room with log burner, Open Plan Kitchen Dining Room, large Utility/Boot Room, Cloakroom.
- Spacious Master Bedroom with En-suite Shower Room, two further Bedrooms, Bathroom.
- Large Single Garage, attractive secluded rear garden backing onto fields.

Location

The prosperous village of Malpas with its bustling High Street is less than ½ mile, 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 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 storm porch is situated beneath a part glazed panel front door, this opens to the **Reception Hall** which has a staircase rising to the first floor and **Cloakroom** fitted with a low level WC and wash hand basin. The well proportioned **Living Room 4.2m x 4.5m** is situated to the front of the property and deepens to 5.2m within a large box bay window which offers attractive views over the fields and open countryside along with catching the evening sunset behind the Welsh Hills. A central fireplace is fitted with a Clearview log burning stove.

To the rear of the property there is a spacious **Open Plan Kitchen Diner 6.4m x 3.4m**, the Kitchen is fitted with modern shaker style wall and floor cupboards complemented with granite work surfaces and matching dresser unit. Appliances include a Belling range cooker with five burner gas hob and double oven with extractor canopy above, there is an integrated fridge freezer and dishwasher. A large picture window offers attractive far reaching views to the rear and a tile floor runs through into the Dining Area which comfortably accommodates an six/eight person dining table and larger for occasion.



A set of glazed double doors open to the rear garden and offers similar distant views that can be enjoyed from the Kitchen window, there is a useful understairs cupboard off the Kitchen. The property has been extended to create a **Utility/Boot Room to the side 4.7m x 1.6m**. This is fitted with additional floor cupboards and a work surface incorporating a second sink unit, space for a washing machine and additional white goods including a tumble dryer, an external door gives access to the rear garden.

The first floor landing gives access to three Bedrooms and a Bathroom, the Master Bedroom benefiting from an En-suite Shower Room. The large **Master Bedroom 4.1m x 3.5m** overlooks the fields to the front and benefits from built in double wardrobes and a well appointed **En-suite Shower Room** comprising large shower enclosure, wall mounted wash hand basin with storage cupboard beneath, low level WC, fully tiled walls, tile floor and heated towel rail. **Bedroom Two 3.5m x 3.4m and Bedroom Three 2.7m x 2.4m deepening to 3.4m** both overlook the rear garden with fields beyond. Bedroom Three is currently utilised as a **Study**. The **Bathroom** offers a panelled bath, pedestal wash hand basin and low level WC.

Externally

A splayed entrance laid to briquette setts leads to a gravelled driveway accessed via automated gates which provides parking and access to a large **Single Garage 6.1m x 4.1m** with automated up and over door, electric light and power points, prospective purchasers should be aware that the driveway and automated gates are owned by Field View Cottage although the neighbouring property has a right of way over the driveway as well to access the parking facility to the rear of their property (not on the access drive).

The briquette pavers at the front continue to the front door of the property and could provide and additional parking space for a small car if required. Access can be taken either along the side of the property or alternatively from the driveway into the enclosed cottage style South facing rear garden which offers far reaching views to the rear over the surrounding countryside and as far as the Welsh Hills in the distance. The rear garden includes a large briquette laid Sitting/Entertaining Area which can be directly accessed from the Kitchen, beyond this is the cottage style garden incorporating shaped lawns, well stocked borders and a further sitting/entertaining area.

Services/Tenure

Mains Water, Electricity, Gas Central Heating /Freehold.

Viewing

Via Cheshire Lamont Tarporley office on 01829 730700.

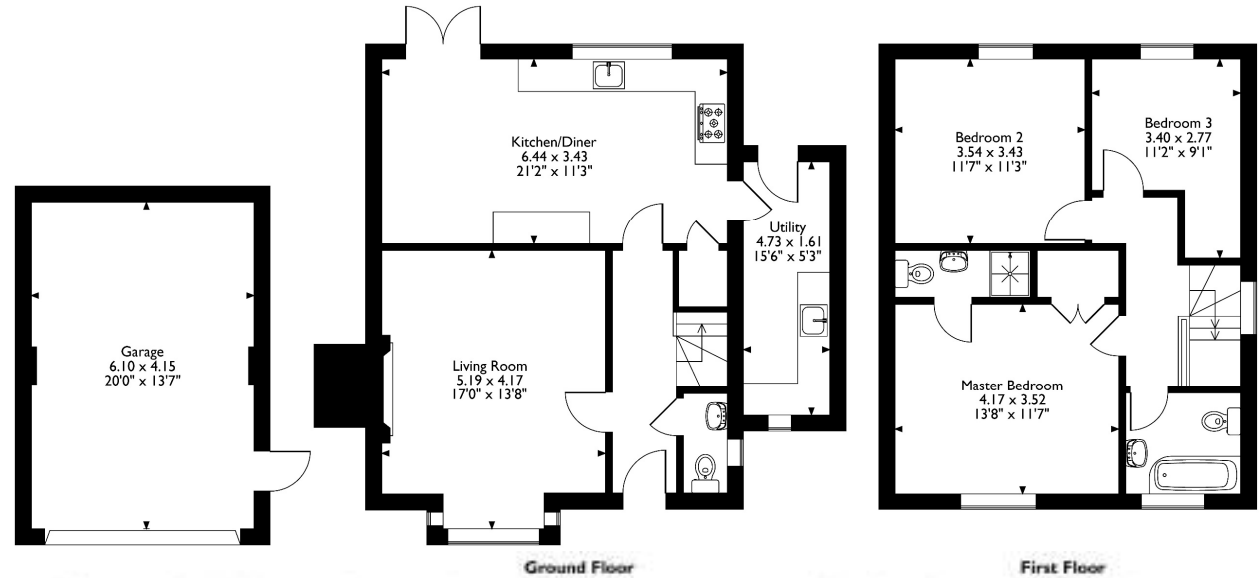
Directions

From the Monument in the centre of Malpas turn right into Church Street and proceed approximately ½ a mile, past the Church on your right and continue down Church Street and this becomes Wrexham Road. The property will be found on the left hand side.

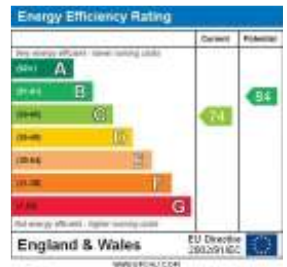




Approximate Gross Internal Area
Main House 114 Sq M/1227 Sq Ft
Garage = 25 Sq M/269 Sq Ft
Total = 139 Sq M/1496 Sq Ft



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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