



CHESHIRE
LAMONT

Oldcastle, Malpas

Mill House, Oldcastle

Mill Lane Oldcastle, Malpas, SY14 7NG

Holding an attractive rural position at the end of a no through country lane this detached three bedroomed characterful former Mill Keepers property offers well proportioned accommodation and scope for extension if desired. The property comes with 3.5 acres of gardens and wildlife area (not suitable for equestrian purposes) and provides stunning elevated south facing views.

- Detached characterful former Mill Keepers house set within 3.5 acres.
- Enjoying a secluded tranquil setting offering stunning south facing elevated views.
- Reception Hall, Living Room with log burner, Sitting Room, Dining Room, Kitchen .
- Three generous Double Bedrooms, Bathroom, Ensuite Shower Room with Bedroom One.
- Attractive gardens principally laid to lawn stunning elevated views, large detached Workshop.
- Planning permission was granted in 2005 (now lapsed) for a single storey extension which would be linked to a converted outbuilding (creating ancillary accommodation) and construction of a garage with new vehicular access. Planning Reference 04/02194/FUL.

Location

The hamlet of Oldcastle is located just south west of Malpas, approximately 18 miles to the south of Chester. The surrounding countryside has far reaching views of the Welsh Hills. The busy village of Malpas provides good facilities for every day purposes as well as the highly sought after Bishop Heber High School just over two miles away. The larger towns of Whitchurch and Wrexham are approximately 8 miles and 11 miles respectively. The highly acclaimed Carden Park Health Club, Spa and Golf Course is within 8 miles. There is a wide choice of independent schools such as Ellesmere College in Ellesmere, Abbey Gate College on the outskirts of Chester and Kings and Queens Schools in Chester.

Accommodation

A feature brick arch storm porch leads to the front door, this opens to a central **Reception Hall** finished with a reclaimed tiled floor which continues into the downstairs **Cloakroom**. The reception hall gives access to the Living Room and Sitting Room along with the Kitchen to the rear which in turn gives access to the Dining Room. The well proportioned **Living Room 4.6m x 4.2m** benefits from 8'6" ceiling heights, offers attractive elevated south facing views to the front, has a fireplace fitted with a Clearview log burning stove set upon a slate hearth with stone mantel and surround.



The versatile **Sitting Room 3.6m x 3.5m** also offers attractive views to the front, benefits from built in cupboards and potentially could have the dividing wall between the kitchen removed to create a stunning **6.4m open plan Kitchen Dining Family Room**.

The **Kitchen 6.16m x 3.21m** is fitted with wall and floor cupboards has a Range style cooker with double oven and four ring hob with griddle there is space for an American style fridge freezer, plumbing for both a washing machine and dishwasher beneath the work surface. The reclaimed tiled floor from the reception hall continues within the kitchen as well as the **Dining Room 4.3m x 2.4m** this comfortably accommodates an 8/10 person dining table, has 9'9" ceiling heights and a communicating door to the main Living Room.

To the **First Floor** there are three generous double bedrooms, one with an Ensuite Shower room being in addition to the large Family Bathroom. **Bedroom One 5.0m x 3.7m** includes built in wardrobes and benefits from stunning elevated views and has a large **Ensuite Shower Room off 3.0m x 2.5m** this is fitted with a large shower facility, large shelved wash stand with circular stone wash hand basin and mirror above, there is a low level WC and heated towel rail/radiator. **Bedroom Two 4.3m x 4.2m** also offers stunning elevated views to the front. **Bedroom Three 4.3m x 2.9m** benefits from fitted wardrobes running the full width of one wall and has attractive views to the rear over the land to be sold with the property.

The **Bathroom 2.8m x 2.5m** is fitted with a panelled bath with shower facility above, pedestal wash hand basin, low level WC, heated towel rail/radiator, airing cupboard and fully tiled walls.

Externally

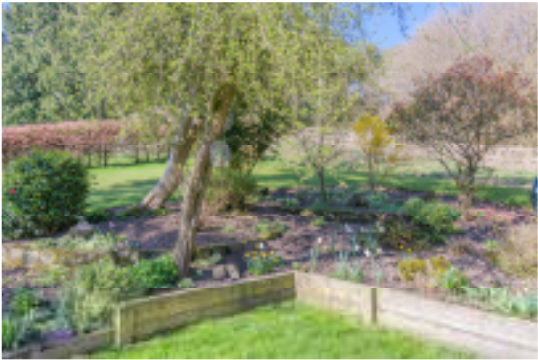
The property enjoys a tranquil setting at the end of a no through country lane. The south facing gardens to the front offer attractive views down the valley and across to the countryside beyond. The gardens are principally laid to lawn and include a well stocked flower border retained with a combination of sleepers and sandstone walling together with an outside water tap. There is a useful **5.2m x 4.0m Workshop/Outhouse**, this benefits from electric light and power points. There is also a **9.5m x 2.8m Dilapidated Brick Slate Outhouse** which has previously benefitted from planning consent for removal and replacement with a double garage and new vehicular access (now expired). The gardens continue around either side of the property to the rear where it overlooks the 3 acres of wildlife area included within the sale (this land would not be considered suitable for equestrian purposes). Steps from the rear garden lead up to a parking facility/area.

Directions

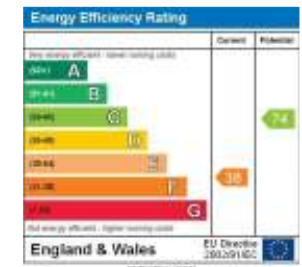
What3words : thrashing.loss.duties

Leave Malpas on the B5395 in a southerly direction towards Whitchurch taking the first turning right after the Doctors surgery in Mastiff Lane. Follow this road for 2 miles passing through the hamlet of Oldcastle turning left at a small set of crossroads into Oldcastle Mill Lane, follow this road to its conclusion and the property will be found on the left hand side.





Approximate Gross Internal Area
Main House = 155 Sq M/1668 Sq Ft
Outbuildings = 21 Sq M/226 Sq Ft
Total = 176 Sq M/1894 Sq Ft



Services/Tenure

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

Viewing

Via Cheshire Lamont Tarporley office on 01829 730700.

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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