



Wrexham Road, Malpas

**CHESHIRE
LAMONT**

Wrexham Road Farm

Wrexham Road, Malpas, SY14 7EJ

A well proportioned detached family home which naturally lends itself to multi generational living if required benefitting from an enclosed south facing rear garden which backs onto open countryside. The property benefits from a double garage, car port and two storey outbuilding as well as being situated within walking distance of Malpas High Street (half a mile) which has recently been voted – the 'Uk's Number 1 Best Kept Secret' by The Times Newspaper.

- Spacious and welcoming Reception Hall with log burning stove, three versatile well proportioned Reception Rooms, Kitchen and Utility/Cloakroom.
- Five Bedrooms and two Bath/Shower Rooms.
- Attractive views to both front and rear, south facing cottage style gardens to the rear backing onto fields.
- Detached Double Garage with electrically operated up and over door, Car Port and detached two storey Outbuilding.
- Flexibility to provide multi-generational living if required.

Location

The prosperous village of Malpas with its bustling High Street, 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 solid oak front door is situated beneath a canopied **Storm Porch**, this opens to an attractive and welcoming **Reception Hall 5.0m x 3.95m** finished with a limestone floor, further features include a fireplace fitted with a Clearview log burning stove, exposed ceiling timbers and a staircase rising to the first floor. Off the Reception Hall there is a well proportioned **Living Room 5.0m x 4.0m** this offers attractive views over fields to the front, has exposed ceiling timbers and a brick fireplace incorporating a gas fired log burner effect stove. Beyond the Living Room there is a versatile **Family Room 5.2m x 4.5m** this has direct access to the kitchen and could be utilised as a dining room if desired.



Alternatively, subject to consent from the relevant authority, it could be opened up into the kitchen to create a stunning open plan **Kitchen Dining Family Room 8.8m x 4.5m**. the Family Room has a feature stone fireplace and hearth incorporating a gas fire along with attractive woodblock floor.

The **Kitchen 4.5m x 3.5m** is fitted with wall and floor cupboards and a work surface, there is also a pine centre island finished with a granite top. Appliances include a four ring ceramic hob with extractor above and double oven beneath. There is plumbing for a dishwasher and space for a free standing fridge freezer, a large picture window provides views over the rear garden. The adjacent **Garden Room 4.0m x 3.7m** is currently utilised as a Dining Room and has glazed double doors opening onto and overlooking the gardens and a further door gives access to the rear hallway this gives access to the rear garden, reception hall and a **Cloak/Utility Room** fitted with a low level WC, wash hand basin and a Utility Cupboard providing space and plumbing for a washing machine as well as a tumble dryer above.

To the first floor there are five bedrooms, a bathroom and a shower room accessed via two staircases. **Bedroom One 5.0m x 4.0m** offers attractive views to the front (the dimensions include built in wardrobes). **Bedroom Two 4.0m x 3.7m** also benefits from built in wardrobes and offers attractive views over the rear garden and fields beyond. **Bedroom Three 5.0m x 2.0m widening to 3.95m** enjoys attractive views to the front and has built in wardrobes. The **Shower Room** is fitted with a large shower enclosure, wash hand basin with storage cupboard beneath, low level WC and finished with tiled walls and a tiled floor.

A second staircase gives access to Bedrooms Four and Five along with a Bathroom (this area could be utilised as a Master Suite with Bedroom Five being utilised as a Dressing Room if desired note floor plan). **Bedroom Four 4.5m x 3.5m** is a further large double bedroom and offers attractive views to the front and benefits from built in wardrobes. The adjacent well appointed **Bathroom** has a large contemporary free standing bath, pedestal wash hand basin, low level WC, shower enclosure, fully tiled walls and floor along with a heated towel rail. **Bedroom Five 4.6m x 2.3m** is currently utilised as a study and offers attractive views to the rear.

Externally

A splayed entrance laid with granite sets leads to automated oak double gates which open onto a bonded gravelled driveway which provides ample parking and turning space along with giving access to a **Detached Double Garage 6.5m x 5.4m** which benefits from an inspection pit and automated door. To the right of the garage there is an open fronted **Lean-To Car Port 7.3m x 4.0m** and a two storey brick built **Outbuilding 6.1m x 5.6m**. The gardens are enclosed and a safe environment for children, to the front of the property these are principally laid to lawn edged with mature well stocked borders.

A gateway off the drive leads into an attractive enclosed south facing cottage style courtyard rear garden, this includes a large Indian stone laid patio creating an attractive sitting/entertaining area with sandstone retaining wall incorporating steps leading up to a lawned area and rockery beyond incorporating ornamental pond offering attractive views over fields to the rear.



Services/Tenure

Mains electricity, water, gas and drainage. Freehold.

Viewing

Via Cheshire Lamont Tarporley office on 01829 730700.

Directions

What3words : crawled.saddens.nurtures

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 this becomes Wrexham Road. The property can be found approximately half a mile from the monument on the left hand side.

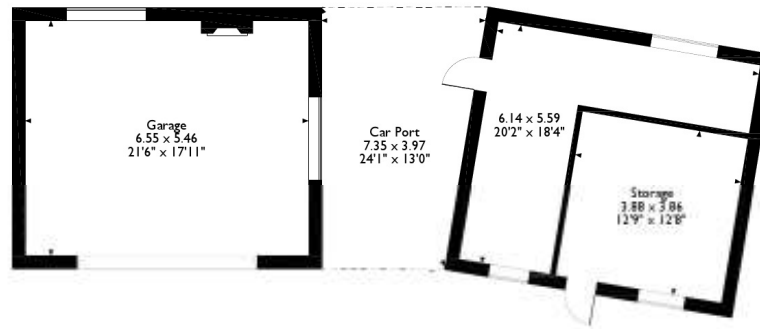


Approximate Gross Internal Area

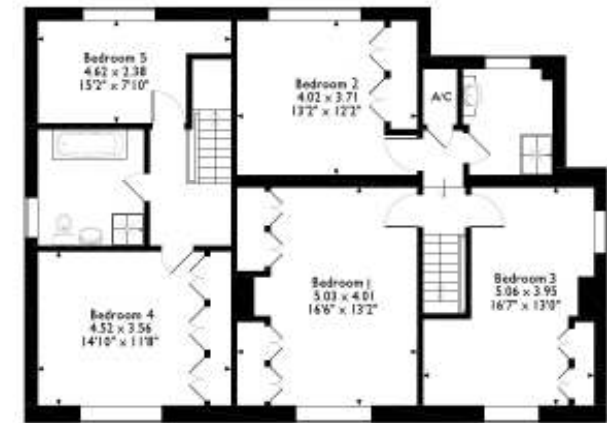
Main House = 2312 sqft/215 sqm

Garage = 385 sqft/36 sqm

Outbuilding = 369 sqft/34 sqm



Ground Floor



First Floor

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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