



CHESHIRE  
LAMONT

Malpas

# New Farm Cottage, Tilston Road, Malpas, Cheshire, SY14 7DF.

This attractive Three Bedroom Semi Detached cottage style property is situated on a small exclusive development of just seven properties conveniently situated within ½ mile of Malpas High Street. The property offers deceptively spacious and well proportioned accommodation finished and presented to a particularly high specification with secluded landscaped gardens.

- Spacious Reception Hall, well proportioned Living Room with log burner, well appointed Open Plan Kitchen Dining Room with bi-fold doors to garden, Utility Room, Cloakroom, underfloor heating throughout the ground floor accommodation.
- Master bedroom with well appointed En-suite Shower Room, two further Double Bedrooms, Family Bathroom.
- Attractive enclosed and secluded landscaped gardens.

## Location

The prosperous village of Malpas has a 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 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.

## Accommodation

A canopy storm porch with front door beneath opens to a spacious **Reception Hall 4.5m x 3.2m** this includes a well appointed **Cloakroom** fitted with a low level WC and wash hand basin with storage cupboards beneath. A staircase with oak detailed handrail rises to the first floor with useful storage cupboard beneath and a heated tiled wood effect floor runs throughout the ground floor of the property, off the Reception Hall is a glazed door leading into the **Living Area with Open Plan Kitchen Diner beyond**. The well proportioned **Living Room 4.5m x 3.6m** has a central feature fireplace incorporating a log burning stove set upon a slate hearth, this room flows seamlessly into the **Open Plan Kitchen Dining Room 7.0m x 3.0m**.





The Dining Area benefits from bi-fold doors onto the attractive enclosed rear garden, the well appointed Kitchen is fitted with wall and floor cupboards with Cashmere white granite work surfaces and a ceramic sink unit, appliances include a range cooker with five burner gas hob (LPG) with extractive canopy above, integrated dishwasher and free standing fridge freezer set within housing. Off the Kitchen there is a **Utility Room** with a second sink unit, granite work surfaces and provides space for a washing machine and tumble dryer beneath. A door gives access to the rear garden.

To the first floor there are three Double Bedrooms and two Bath/Shower Rooms. The **Master Bedroom 4.5m x 4.2m** includes built in double wardrobes and benefits from a well appointed **En-suite Shower Room** fitted with a large shower facility, wall mounted wash hand basin with drawer units beneath, low level WC, heated towel rail, principally tiled walls and a heated tiled floor. **Bedroom Two 3.6m x 3.4m** and **Bedroom Three 3.4m x 3.2m**, both overlook the front garden, Bedroom Three benefiting from built in wardrobes.

The well appointed **Family Bathroom** is fitted with a panel bath with mixer tap and shower attachment, there is a separate tiled shower enclosure with drench shower head, wall mounted wash hand basin with drawer units beneath, a low level WC, heated towel rail, part tiled walls and heated tiled floor.

#### Externally

To the front of the property there is parking for two cars (being in addition to the first come first served visitors spaces) there are stocked borders and a gateway to the side giving access to the enclosed and secluded rear garden. This includes an Indian stone laid patio which creates the perfect alfresco entertaining space with direct access off the Kitchen Diner. There are raised borders retained with two sleepers and with further lawned gardens and stocked borders to the side.

#### Services/Tenure

Mains water, Electricity, Private Drainage System for the development compliant with 2020 regulations, LPG Central Heating. Freehold.

#### Management Company

There is a management charge for the maintenance of the communal areas and emptying of the septic tank which is currently £50 per month.

#### Viewing

Via Cheshire Lamont Tarporley office on 01829 730700.

#### Directions

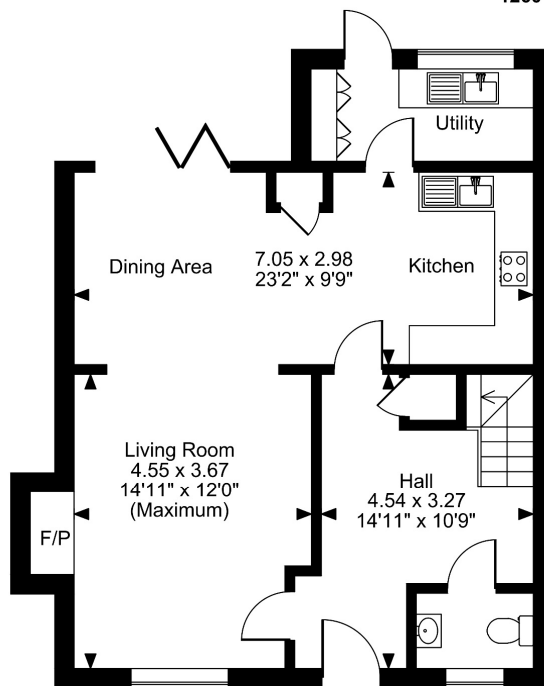
**What3words : erase.highbrow.assume**

From the monument on Malpas High Street proceed in a Northerly direction along Tilston Road for ½ mile and the entrance to New Farm Court will be found on the left hand side.

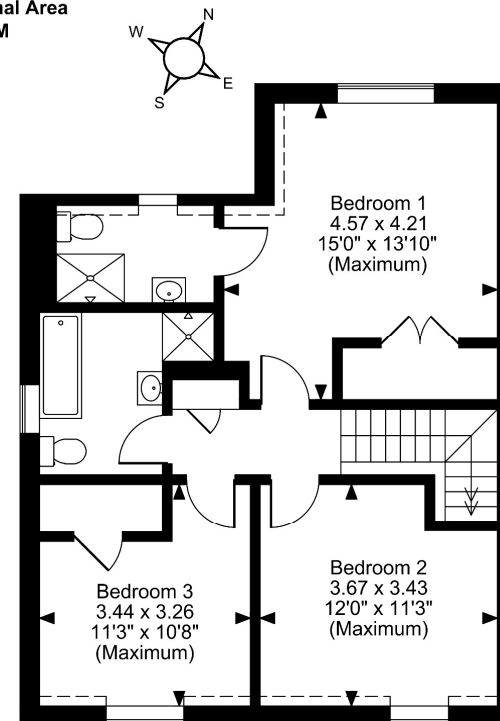




Approximate Gross Internal Area  
1260 Sq Ft/117 Sq M



Ground Floor



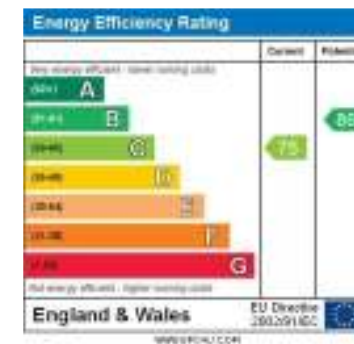
First Floor

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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