



Malpas



Tentree House, Old Hall Street, Malpas, SY14 8NE

Benefitting from generous gardens and holding a secluded position within the centre of Malpas village, this detached three bedroomed property benefits from planning consent for both a ground floor extension and attic conversion to create a four bedroom family home with large master bedroom suite.

- Entrance Hall, well proportioned Living Room, versatile Study/Childrens Sitting Room, Large Open Plan Kitchen Dining Family Room, Utility, Cloakroom.
- Three Generous Double Bedrooms, Occasional Fourth Bedroom/Dressing Room (potential Ensuite), Family Bathroom.
- Generous Gardens to both front and rear, Single Garage.
- **Planning Permission**
The property benefits from two recent planning consents, one for a ground floor extension to the Kitchen Dining Family Room along with the conversion of the roof space to create a fourth bedroom.

Location

The prosperous village of Malpas has a bustling High Street, historic church, highly regarded primary school, along with the highly sought after Bishops Heber High School. Wonderful 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 popular recreational facilities available within the area and the historic City of Chester is just 14 miles and Shrewsbury 26 miles.

Accommodation

A panelled front door sits beneath a **Canopied Storm Porch** this opens to the **Entrance Hall** finished with an engineered oak floor and has a staircase rising to the first floor.

The oak flooring continues seamlessly into the well proportioned light and airy **Living Room 4.8m x 4.5m** this has a central fireplace fitted with a Living Flame coal effect gas fire and timber surround/mantel. A large picture window overlooks the front garden. Beyond the living room there is a versatile **Childrens Sitting Room/Study 3.0m x 2.6m** which in turn gives access to a large extended open plan **Kitchen Dining Family Room 6.7m x 4.7m** this benefits from a current planning consent for a further Living Room extension to the rear.



The **Kitchen 4.7m x 3.6m** is extensively fitted with Shaker style wall and floor cupboards. Granite work surfaces incorporate an undermounted one and half bowl sink unit and four ring ceramic hob. Appliances include a fan assisted oven, microwave, warming drawer, fridge and dishwasher. Timber effect flooring runs seamlessly into the **Dining/Family Room 4.7m x 3.1m** this has bi-fold doors opening onto a paved sitting/entertaining area and overlooks the rear garden beyond. There is also a **Utility Room 2.7m x 1.9m** and **Cloakroom** to the ground floor.

To the first floor there is a **Bathroom** and three principal double bedrooms along with an occasional fourth bedroom/dressing room (this gives access to bedroom one and has consent to be converted to a bathroom ensuite). **Bedroom One 4.7m x 3.2m** situated to the rear of the property and overlooks the gardens is accessed via a versatile **Dressing Area/Nursery/Occasional Fourth Bedroom 2.7m x 2.4m**. **Bedroom Two 4.6m x 3.3m** overlooks the front garden and **Bedroom Three 3.3m x 3.0m** is to the side. The **Bathroom** is fitted with a 'P' shaped bath with shower attachment and shower screen above, there is a wall mounted wash hand basin, low level WC, fully tiled walls and heated towel rail.

Externally

The property is accessed off Old Hall Street this leads to a **Single Garage** with parking space to the front along with double gates to the side of the garage which open to a driveway which provides additional parking to the front and side of the property. The gardens to the front of the property are principally laid to lawn and include a sandstone retaining wall with a raised flower border. To the rear of the property there is an extensive paved sitting/entertaining area with lawned gardens beyond.

Agents Note

Planning Permission Reference 24/01388/FUL for a staircase from the landing to rise into the roof space for the conversion of the roof space to a fourth bedroom.

Planning Permission Reference 24/03112/FUL for a ground floor extension to the Kitchen Dining Family Room.

Services/Tenure

Mains water, electricity, gas and drainage. Freehold.

Viewing

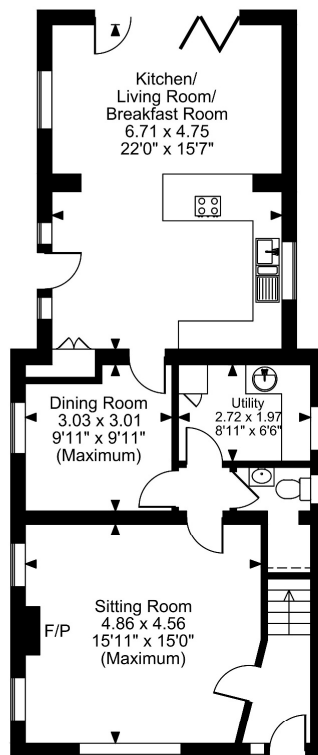
Via Cheshire Lamont Tarporley office on 01829 730700.

Directions

What3words : nicknames.abruptly. lemmings

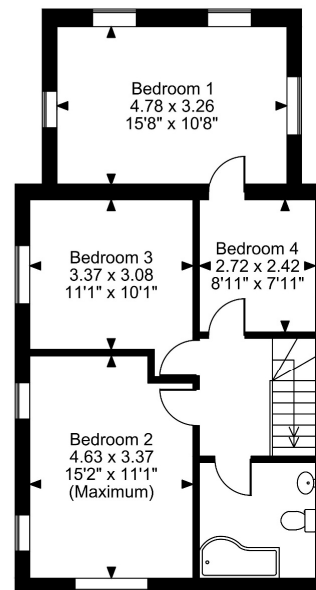
From the centre of Malpas village proceed down the High Street passing The Monument on the right hand side, shortly after turning right into Old Hall Street and the property will be observed directly in front of you in the right hand corner.



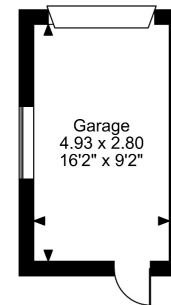


Ground Floor

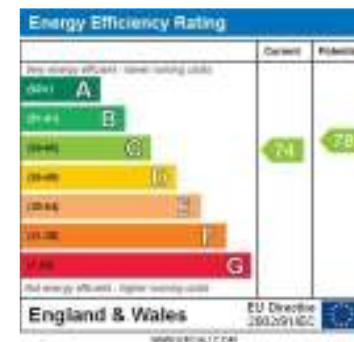
Approximate Gross Internal Area
Main House = 1527 Sq Ft/142 Sq M
Garage = 149 Sq Ft/14 Sq M
Total = 1676 Sq Ft/156 Sq M



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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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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