



CHESHIRE
LAMONT

Oldcastle Lane, Threapwood, Malpas

Fir Villa. Oldcastle Lane, Threapwood, Malpas SY14 7AY

Situated within 3 miles of Malpas, Fir Villa is a detached four bedroom family home which has been sympathetically extended and modernised over recent years to a particularly high specification. The property is set within attractive secluded gardens which include a versatile freestanding home office/garden room.

- Entrance hall, living room, versatile garden/formal dining room, large open plan kitchen breakfast/family room, rear porch/utility, cloakroom
- Master bedroom with dressing room and ensuite shower room, three further double bedrooms, family bathroom.
- Insulated heated and double-glazed freestanding home office/garden room.
- Attractive secluded cottage style gardens, 10m x 10m tiled alfresco entertaining area, ample parking, large single garage
- Malpas – 3.5miles. Whitchurch – 9miles. Wrexham – 9miles. Chester – 15miles

Accommodation

An oak frame storm porch leads to a recessed oak and glass panel front door opening to a tiled entrance hall with cloaks/boot cupboard off. The well-proportioned **Living Room 5.1m x 4.8m** includes a feature Inglenook fireplace incorporating a Clearview log burning stove set upon a slate hearth with beamed mantle above and bespoke Neville Johnson fitted cupboards and display shelving to either side of the chimney breast. From the living room, glazed bifold doors open to a stunning **Garden Room/formal Dining Room extension 4.6m x 4m** this includes a feature glazed oak framed gable end incorporating double doors opening onto a large outside entertaining area and gardens. There are also four Velux roof lights which let in an abundance of natural light. A tiled floor runs throughout and continues into the rear/inner hallway which in turn gives access to the large **open plan Kitchen Breakfast/Family room 8.1m x 4.7m**.

The **Kitchen area** is extensively fitted with wall and floor cupboards and matching centre Island which has a 'D' end creating a breakfast bar. The work surfaces are finished in quartz. Appliances include a five-ring induction hob with extractor above, two integrated fan assisted ovens, there is also an integrated dishwasher, fridge and wine chiller. The family area comfortably accommodates two sofas or alternatively an everyday breakfast table and a couple of easy chairs. Within the rear hallway which doubles as a **Utility area**, there is housing for an American style fridge freezer, plumbing for a washing machine and a cloaks hanging area with **Cloakroom** off, fitted with a low-level WC and wall mounted wash hand basin.



An Oak detailed staircase rises to the first floor landing which in turn gives access to **four Double Bedrooms** and **two Bath/Shower rooms**. The L shaped **Master Bedroom Suite 5.5m x 4.8m** (maximum dimensions - note floorplan) includes a generous bedroom area overlooking the rear garden and has fitted drawer units by 'Hammonds' which match the wardrobes within the **Dressing Room** (also by Hammonds) the dressing room gives access to a well appointed **Ensuite Shower Room**. **Bedroom two 3.2m x 3.8m** and **Bedroom three 3.6m x 2.8m** both overlook the front. **Bedroom three** benefits from recently fitted wardrobes and drawer units by 'Sharps'. **Bedroom 4 3.1 m x 2.3 m** overlooks the neighbouring fields. The **Family Bathroom** is also well appointed and fitted with a panel bath with shower facility above, wash hand basin with storage beneath, low-level WC and heated towel rail.

Externally

A gravel driveway initially shared with the neighbouring property leads to a double width private drive for the property providing parking with a **large Single Garage beyond 6.5m x 3.7m** accessed by an automated up and over door. There is also additional parking available to the front of the property. To the side of the garage there is a log store and a six foot high wall concealing the oil storage tank for the central heating system. The attractive and secluded rear garden has been landscaped to a cottage style being principally laid to lawn incorporating stock borders and includes a **large 10 m x 10m paved alfresco entertaining area** with external power points and a barbecue/pizza oven set within the granite surround. At the bottom of the garden there is a versatile insulated and double-glazed **Home Office/Garden Room 5.2m x 3.2m** this also benefits from electric heating, light and power points. To the rear of the garage accessed from the garden there is a useful **Storeroom/potential Workshop 3.6m x 2.4m** and a lean-to **Garden Implement/Mower Shed** beyond.

Tenure: Freehold

Services: Mains water, electricity, oil fire central heating, septic tank drainage shared with neighbouring property.

Directions: What3words - twee.hats.unafraid

From Malpas proceed down the High Street turning right at the monument into Church Street B5069 towards Worthenbury and Bangor on Dee. Follow this road for approximately three miles turning left immediately after the village shop into Chapel Lane. Take the first turning left into Oldcastle Lane and after 200 metres the property will be found on the right-hand side.





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.

CH01 Ravensworth 01670 713330

www.cheshirelamont.co.uk

7 Chestnut Terrace
 Tarporley
 Cheshire CW6 0UW
 Tel: 01829 730700

