



Church Street. Malpas

CHESHIRE
LAMONT

Lowick Cottage.

14 Church Street, Malpas.

SY14 8NU

Centrally positioned within Malpas Village, this grade 2 listed three-bedroom character cottage benefits from a sympathetic ground floor extension and south facing rear garden.

- Living Room with Log-burner.
- Open Plan extended Kitchen/Diner, Bathroom.
- Enclosed South Facing Rear Garden.

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 solid timber front door opens to a characterful **Living Room 4.2m x 3.6m**, this overlooks the historic Grade 1 listed Village church to the front, a former Inglenook style fireplace is now fitted with a gas fired log burner effect stove, exposed ceiling timbers add additional character to the room and a timber effect floor continues through into the **Inner Hallway** which gives access to the extended **Kitchen/Diner** and **Bathroom**. The **7.1m open plan Kitchen/Diner** overlooks the rear garden. The **Kitchen 3.4m x 2.6m** is fitted with kitchen units complimented with granite work surfaces. There is a range style cooker with five ring gas hob and hot plate with oven beneath. There is space for an undercounter fridge and cupboards conceal plumbing for a freestanding dishwasher and washing machine.



The **Dining area 3.4m x 2.2m** offers attractive views to the rear and has a set of glazed double doors opening onto the **South Facing Garden** which includes an Indian stone alfresco entertaining area with lawned gardens beyond. Off the kitchen there is a **Rear Porch** with door to garden. The **Bathroom** is fitted with a freestanding roll top bath, separate shower enclosure, pedestal wash handbasin, low level WC and heated towel rail.

First and Upper Floor Accommodation

To the upper floors there are **Three Bedrooms** with the principal **En-suite Bedroom** on the second floor. **Bedroom Two 4.3m x 3.6m** offers attractive views towards the Village church and has an original cast iron fireplace, exposed ceiling timbers and exposed original oak flooring. **Bedroom Three 2.5m x 2.4m** offers elevated far-reaching views to the rear and also has exposed ceiling timbers and an original exposed oak floor. The **Principal Bedroom Suite 5.2m x 4.3m** is on the second floor and has a vaulted ceiling, exposed brick chimney breast and attractive oak doors to the built-in wardrobe/storage cupboards as well as the **En-suite Shower Room** which is fitted with a large shower facility, low-level WC, wash handbasin and heated towel rail.

Externally

To the rear of the property there is a **South Facing Garden** which includes an Indian stone sitting/entertaining area which can be directly accessed from the kitchen diner. Beyond the patio there is a lawned garden which includes a further decked sitting area and timber framed garden shed.

Tenure/Services

Freehold. Mains water, Electricity, Gas, and Drainage

Directions.

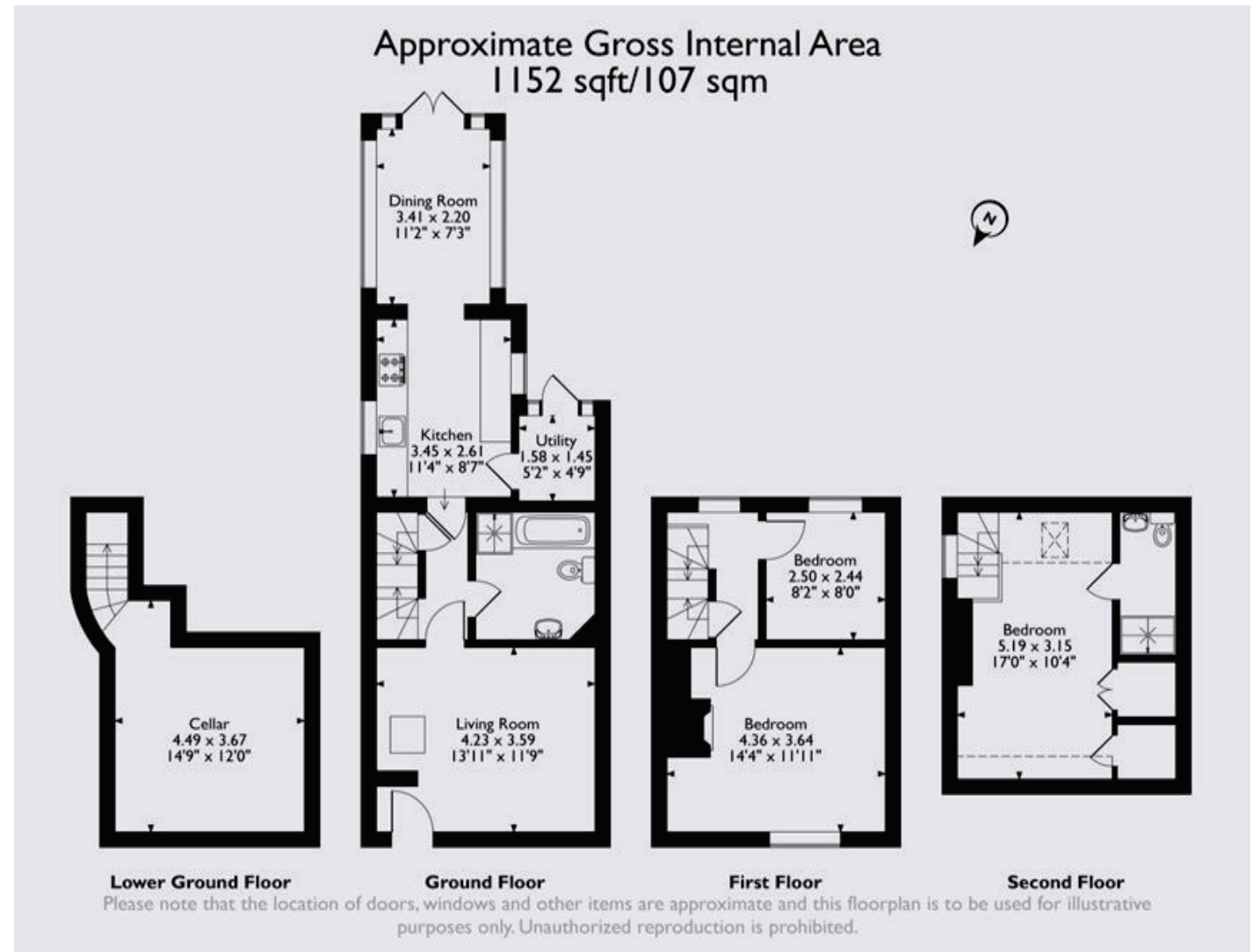
What Three Words - [change.allies.reframe](https://www.threewords.com/)

From the Monument in the centre of Malpas, proceed up Church Street and the Cottage will be observed on the left-hand side opposite the Church.

Viewings

Through Cheshire Lamonts Tarporley Office. 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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