



**CHESHIRE
LAMONT**

The Old Bakery is a deceptively spacious family home offering well-proportioned accommodation along with a Self-Contained Two Bedroom Cottage which has a communicating door with principal property ideal for dependent relative, independent teenager or alternatively as a rental income. There are gardens to both front and rear as well as parking for a number of cars.

- Dining Hall, Living Room, Kitchen Breakfast Room, Utility, Inner Hallway (utilised as a Music Room), Study/Playroom, Shower Room.
- Three Double Bedrooms and a spacious Family Bathroom within the principal property.
- Self-contained cottage with large Open Plan Living/Dining Room, Kitchen, Two Double Bedrooms and a Bathroom.
- Gardens to both front and rear, principally laid to lawn, parking for a number of cars.

Location

The property is a short drive to 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.

Accommodation

A panel front door opens to an **Enclosed Storm Porch** which in turn gives access to a spacious **Dining Hall 4.7m x 3.2m**, this is finished with a timber effect floor, has an exposed beamed ceiling and feature exposed original timber framework to one wall. The well proportioned **Living Room 4.6m x 4.3m** also has exposed ceiling timbers and a log burning stove set within an exposed brick cottage style fireplace with York stone hearth. The **Kitchen Diner 4.5m x 3.6m** has a box bay window overlooking the front garden and is fitted with an extensive range of wall and floor cupboards complemented with timber work surfaces. There is plumbing for a dishwasher and space for an undercounter fridge and free standing cooker, the Kitchen comfortably accommodates a six person dining table and is finished with a



reclaimed tiled floor. Just off the Kitchen there is a **Utility Room** with sink unit, plumbing for a washing machine and space for additional white goods. The **Inner Hallway 3.0m x 2.2m** is currently utilised as a Music Room and houses an upright piano. Off the Inner Hallway there is a Rear Porch with doors to the garden, **Shower Room** and a **Versatile Playroom/Study 4.4m x 2.7m** which has a communicating door to the two Bedroom attached Cottage.

To the first floor of the principal property there are Three Double Bedrooms and a spacious Bathroom. **Bedroom One 4.9m x 4.3m** benefits from built in wardrobes and overlooks the front garden. **Bedroom Two 4.6m x 3.6m** and **Bedroom Three 3.7m x 3.8m** also overlook the front garden. The **Family Bathroom** is fitted with a roll top bath with mixer tap and shower attachment, there is a separate shower enclosure, pedestal wash hand basin, low level WC, heated towel rail, tiled floor and part tiled walls.

The **Self Contained Two Bedroomed Cottage** to the rear of the property is independently accessed and has a communicating door with the main house. The front door opens to a **Reception Hall** finished with a reclaimed tiled floor and staircase rising to the first floor, to the ground floor there is a spacious light and airy **Open Plan Living/Dining Room 5.2m x 4.8m** and a **Kitchen 3.1m x 2.8m**, this is fitted with wall and floor cupboards with work surface incorporating a sink unit, there is plumbing for a dishwasher/washing machine and space for a cooker and fridge freezer. The first floor provides two Bedrooms and a Bathroom. **Bedroom One 4.7m x 3.7m** benefits from built in wardrobes and overlooks the rear garden, **Bedroom Two 3.6m x 2.2m** also benefits from built in wardrobes. The spacious **Bathroom** includes a freestanding roll top back, separate shower enclosure, pedestal wash hand basin, low level WC and is finished with a tiled floor.

Externally

To the front of the property there is a pedestrian gate which opens onto a central pathway laid to slate chippings which runs up to the front door with lawned gardens to either side and stocked borders, one of which incorporates an ornamental pond. To the rear of the property there is a parking area for a number of cars with a pair of gates which open to a sizeable enclosed rear garden. This is principally laid to lawn and includes a raised sitting area retained with sleepers, the rear garden gives access to both the principal property and the self contained cottage.



Directions

From the centre of Malpas village proceed down the High Street turning right into Church Street which turns into Wrexham Road. After approximately 0,9 miles turn right at the Cuddington Village sign, signposted towards Chorlton and Shocklach. Continue along this road for approximately 1.2 miles and upon entering the village of Chorlton the property will be found on the right hand side opposite the Chorlton Women's Institute building/village hall.

Services (Not tested)/Tenure

Mains Water, Electricity, Septic Tank Drainage, Oil Fired Central Heating/Freehold.

Viewings

Strictly by appointment with Cheshire Lamont Tarporley.



Approximate Gross Internal Area 2766 sqft /257 sqm



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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