



**The Cottage, Chorlton Lane
Cuddington, Nr Malpas, SY14 7EN.**



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This detached three bedroom cottage offers the opportunity for prospective purchasers to refurbish, modernise and potentially extend (subject to consent from the relevant authorities) the property to create an attractive family home situated within a generous garden plot conveniently situated within 1.25 miles from Malpas High Street.

- Detached Cottage for refurbishment and extension (subject to consent from the relevant authorities), Kitchen, 22' open plan Living/Dining Room, Versatile Study/Bedroom, Ground Floor Bathroom.
- Two Further Bedrooms to the first floor
- Generous garden plot extending to approximately quarter of acre with attached Garage which potentially could be converted to create additional accommodation for the property, timber framed dilapidated wooden structure utilised as a double garage.

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

The cottage is accessed via an Entrance Porch which leads into the Kitchen 4.6m x 2.5m which in turn gives access to 22' open plan Living/Dining Room, Living Area 3.6m x 3.2m and dining Area 3.7m x 2.7m . The Inner Hallway gives access to a versatile ground floor Bedroom/Study 3.4m x 1.8m with adjacent Bathroom and the staircase rises to Two Further Bedrooms on the first floor. Bedroom One 3.7m x 3.6m and Bedroom Two 3.6m x 2.8m.

Externally

The property is situated within a generous plot which extends to approximately quarter of an acre and back onto fields. There is an attached Garage which offers potential to be included within the residential accommodation subject to consent from the relevant authorities there is also a dilapidated detached former timber building formerly utilised as a Double Garage.

Services/Tenure

Mains water, electricity, LPG gas fired central heating, septic tank drainage. Freehold.

Viewing

Via Cheshire Lamont Tarporley office.

Directions

What3words : bake.trapdoor.landed

Proceed down the High Street in Malpas turning right at the monument onto Wrexham Road B5069, follow this road for approximately a mile turning right onto Chorlton Lane and after quarter of a mile the property will be observed on the right hand side.



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