



**Hughes Lane, Malpas**



# 17, Hughes Lane

## Malpas, Cheshire, SY14 7FB

Offering stunning elevated views to the Welsh hills this well presented detached four bedroom family home is conveniently situated within walking distance of the schools and facilities within Malpas village.

- Reception Hall, Living Room with bi-fold doors and log burner, versatile Second Sitting/Dining Room, Kitchen Dining/Family Room, Second Kitchen/Utility area.
- Feature galleried first floor Landing with Study Area, Four Bedrooms, Three Bath/Shower Rooms.
- Stunning elevated views to the rear with the Welsh hills in the distance.
- Principally lawned gardens to both front and rear, Garage, Electric charging point.

### Location

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. The historic City of Chester is just 14 miles. Whitchurch 5.5 miles - Wrexham 12 miles - Nantwich 13 miles - Chester 15 miles.

### Accommodation

A part glazed panelled front door sits beneath a recessed storm porch, this opens to the **Reception Hall** with staircase rising to the first floor and doors to the Living Room, Dining Room and Kitchen Breakfast Room. Amtico wood effect flooring runs through into the **Cloakroom**, this is fitted with a low level WC and wash hand basin.

The well proportioned **Living Room 4.6m x 4.2m** has bi-fold doors opening onto the rear garden with attractive uncompromised elevated views beyond over the countryside and Welsh hills in the distance, additional features include a free standing corner log burning stove and a herringbone pattern timber effect floor which can also be found in the versatile **Dining Room/second Sitting Room 3.5m x 2.9m**, this benefits from a bay window fitted with plantation style blinds.



Amtico flooring can also be found in the 'L' shaped **Kitchen Dining Family Room 7.2m x 4.7m (maximum dimensions)**. The Kitchen is fitted with gloss fronted wall and floor cupboards and timber effect work surfaces, which include a five ring induction hob, there is also an integrated fridge and dishwasher. The **Dining Area** comfortably accommodates a 6 person everyday dining table and has bi-fold doors opening onto the garden with views to the Welsh hills beyond, within the **Family/Sitting area** there is space for easy chairs and a coffee table. Off the Kitchen there is a second **Kitchen/Utility Area 2.9m x 2.2m**, fitted with integrated fridge freezer, integrated oven, microwave and space for both a washing machine and tumble dryer as well as a door into the rear garden.

A spacious **Galleried First Floor Landing** is a further feature of the property **5.4m x 3.0m** giving access to four bedrooms, two of which benefit from Ensuite Shower Rooms in addition to the Family Bathroom (there is space on the landing for a Study area if desired).

**Bedroom One 3.6m x 2.9m** has a bay window to the front fitted with plantation windows, built in wardrobes and a well appointed Ensuite Shower Room off. **Bedroom Two 4.0m x 2.8m** offers attractive far reaching views to the Welsh hills to the rear and also benefits from built in wardrobes and includes an **Ensuite Shower Room**. **Bedroom Three 3.9m x 2.6m** is a further double bedroom which overlooks the front garden. **Bedroom Four 3.2m x 2.1m** widening to 2.6m is currently utilised as a Home Office and has a feature glazed door opening to a glazed Juliette balcony providing attractive views over the rear garden and beyond to the Welsh hills.

The **Family Bathroom** is fitted with a panelled bath, tiled shower enclosure, wash hand basin and low level WC.

#### Externally

A double width driveway with car charging point provides parking for up to four cars to the front of the **Garage** which has been partly adapted/converted to accommodate the second kitchen/utility area. Within the garage there is electric light, power points and a water point. The front garden is principally laid to lawn incorporating stocked borders with a pathway running to the front door. A laurel hedge defines the boundary to the front and side of the property, access can be taken along the side to the enclosed rear garden this is principally laid to lawn and offers attractive views to the Welsh hills and includes both paved and decked sitting/entertaining areas.

#### Directions

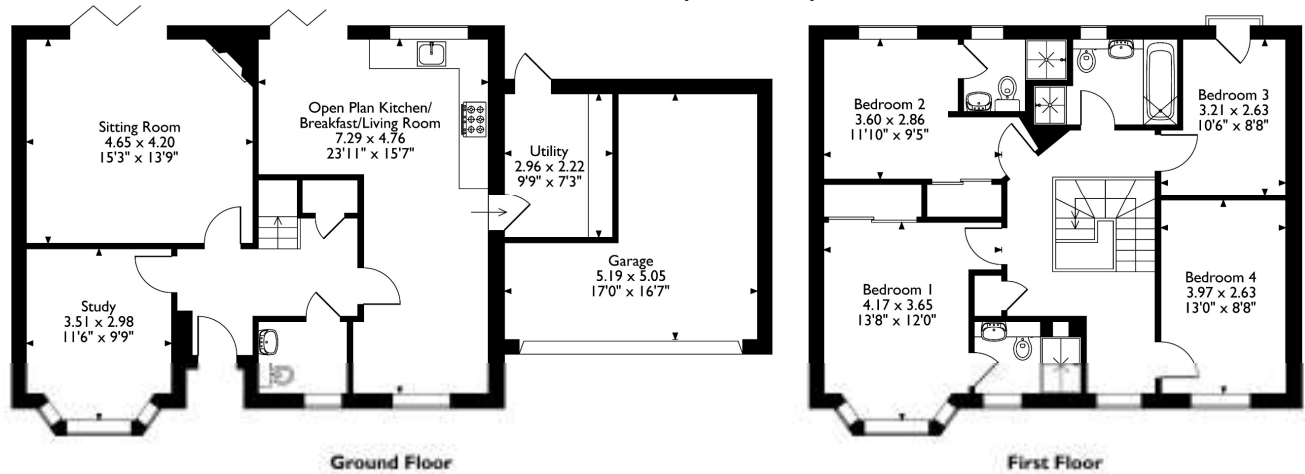
##### What3words : gears.lives.essays

From the centre of Malpas village proceed up the High Street passing the monument on the left hand side, continue past the turning right for Chester Road and the Prospect House Nursing Home on the left, immediately prior to the village playing field turn left into Hughes Lane. Proceed up Hughes Lane following the road round to the right and the property will be found at the top end of Hughes Lane on the left hand side.





Approximate Gross Internal Area  
 Main House = 1571 sqft/146 sqm  
 Garage = 205 sqft/19 sqm  
 Total = 1776 sqft/165 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.

**Services**

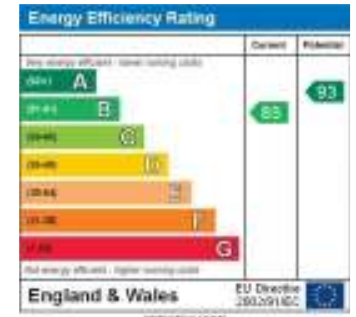
Mains Water, mains drainage, gas central heating.

**Tenure**

Freehold subject to an annual management fee of £270.

**Viewing**

Via Cheshire Lamont Tarporley Office.



**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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