



Sarn, Malpas

CHESHIRE
LAMONT

Rock Villa, Sarn, Malpas, SY14 7LN

Rock Villa is a unique and versatile four bedroom detached extended cottage built into sandstone bedrock, set within gardens and paddock extending to approximately 1.5 acres.

- Reception Hall, Living Room with feature exposed sandstone bedrock alcoves, Dining Room, Snug/Study, Kitchen, Rear Porch.
- Additional large versatile well proportioned Reception Room/Fourth Bedroom.
- Large Landing/Former Fourth Bedroom, giving access to Master Bedroom with Ensuite, Bedroom Two with Dressing Room/Play Room, Bedroom Three and Bathroom.
- Set within a total of 1.5 acres including large driveway with parking and Garage (in need of replacement), secluded rear garden, paddock.

Location

The property lies in the small village of Threapwood surrounded by beautiful rolling countryside, which offer delightful walks along rural footpaths. The larger village of Malpas is approximately 4 miles and offers a selection of shops and local amenities, including doctor's surgery and post office. Malpas is also home to a primary school, as well as the outstanding-rated secondary, Bishop Heber High School and Shocklach Oviatt C.E. Primary School is just 3 miles away. Private schools in the area include The Kings School & Queen's School in Chester, Ellesmere College and Abbey Gate College in Saughton.

Accommodation

An enclosed **Entrance Porch** leads to a part glazed panelled front door this opens to the **Reception Hall** which in turn gives access to a versatile Study/Snug, Dining Room and Kitchen. The **Dining Room 3.8m x 3.9m** is fitted with a log burning stove and in turn gives access to a unique **Living Room 5.9m x 3.7m** this has two feature exposed bedrock alcoves, parquet flooring and glazed double doors opening to the front. The versatile **Study/Snug 3.7m x 2.5m** is fitted with an open fireplace and has a beamed ceiling.



The **Kitchen 3.5m x 3.2m** overlooks the rear garden and is fitted with wall and floor cupboards. The work surface includes a one and a half bowl sink unit and drainer as well as a four ring ceramic hob with extractor above and double oven beneath, there is space for a free standing fridge freezer and space beneath the work surface for a washing machine. A rear porch could be adapted to a utility area to accommodate a washing machine and tumble dryer if desired along with giving access to the rear garden. A staircase with half landing gives access to a **large and versatile additional Reception Room/Fourth Double Bedroom 5.0m x 4.1m** with shuttered double doors opening to a Juliette balcony.

The **Principal Landing area 3.9m x 3.8m** is particularly spacious and could be utilised as an open plan Study area or alternatively reconfigured to reinstate a fourth/fifth bedroom if desired. **Bedroom One 5.8m x 2.8m maximum dimensions** (note floor plan) benefits from an **Ensuite Shower Room**. **Bedroom Two 3.7m x 3.0m** is accessed via a spacious **Dressing Room 3.8m x 2.9m** which benefits from built in wardrobes and shelved cupboards. This area could be utilised as a play room for a child's bedroom or alternatively a study/gaming room for a teenager. **Bedroom Three 2.6m x 1.8m** overlooks the front. The **Family Bathroom** is fitted with a panelled bath, pedestal wash hand basin, low level WC and bidet.

Externally

A gated entrance opens onto a large tarmacadam parking/turning area with **Detached Garage 5.3m x 3.0m** which is in need of repair/replacement. The driveway continues down to a gravelled parking area to the front of the property. The secluded south facing rear garden is principally laid to lawn edged with stocked borders. There is an extensive paved sitting/entertaining area and a **9.5m long Outhouse** which is divided into sections to create a **bike store, garden/implement store and log store**. From the gardens steps lead down to a substantial meadow/paddock which extends to approximately 1 acre.

Services/Tenure

Mains water, electricity, septic tank drainage. Freehold.

Viewing

Via Cheshire Lamont Tarporley office.

Directions

From Malpas leave the village via Wrexham Road on the B5069 for 3 miles turning left immediately after the village shop in Threapwood into Chapel Lane. At the end of Chapel Lane turn left onto Sarn Road and follow Sarn Road for approximately half a mile when dropping down the hill on a sweeping right hand bend the entrance to Rock Villa will be observed on the left hand side.

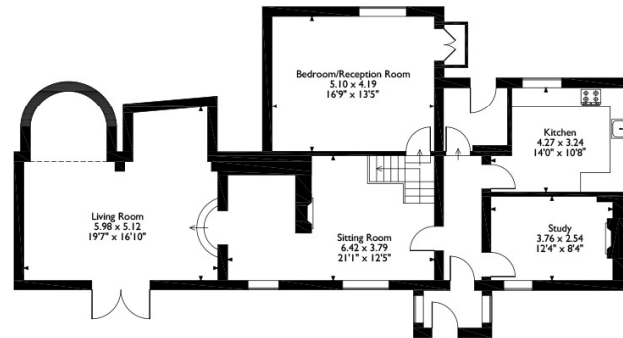
Agents Note

Prospective purchasers should be aware that there is a public footpath that runs along the side of the drive within the boundary of the property into the meadow/paddock beyond and runs across the paddock (the vendor advises that the footpath is rarely used).

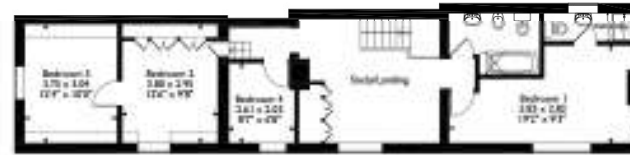




Approximate Gross Internal Area
 Ground Floor = 1959 sqft/182 sqm
 Garage = 172 sqft/16 sqm
 Outbuilding = 248 sqft/23 sqm
 Total = 2379 sqft/221 sqm



Ground Floor



First Floor

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.



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

5 Hospital Street
Nantwich
 Cheshire CW5 5RH
 Tel: 01270 624441