



Top House
1 The Elms, Tallarn Green, Malpas

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Top House

| The Elms

Tallarn Green, Malpas
Cheshire, SY14 7HY

Malpas 4.5 miles | Whitchurch 8.5 miles

Wrexham 9 miles | Chester 16 miles

Shrewsbury 29 miles | Manchester 54 miles

**A well-presented family home
situated in a peaceful village location
with paddock to the rear
1.43 Acres (0.58 Ha) in all**

- Breakfast kitchen with dual aspect
- Dining room, substantial sitting room
- Four double bedrooms, en-suite shower room, family bathroom
- Double garage, off-road parking
- Extensive lawned gardens
- Paddock. 1.43 Acres (0.58 Ha) in all



The Location

The charming village of Tallarn Green is situated on the Cheshire/Wales border and is exceptionally popular as it combines all the benefits of rural living, a peaceful environment and attractive views with convenience for those needing to commute for work further afield. Wrexham and Chester are easily accessible as are the larger cities of Manchester, Liverpool and Birmingham.

The village has a small range of facilities including a church and primary school. A local pub is within walking distance of this charming country home and there is a small village shop in the neighbouring village of Thrapwood.

Nearby Malpas provides a more comprehensive range of

facilities including several small supermarkets, doctors' surgery, chemist, restaurants and schools. The market towns of Whitchurch, which has enjoyed a revival in recent years, and Wrexham are equidistant and offer a further range of amenities including rail links.

In addition to the village school there are a number of well-reputed local primary schools in the nearby villages of Shocklach, Hanmer and Malpas and a highly-respected senior school in Malpas, rated as 'outstanding' by Ofsted in 2011, along with a selection of private schools in Ellesmere and Chester. Tallarn Green is well-placed for commuters with excellent road and rail links and airports within one hours' drive.



The Property

The Elms sits within a small, exclusive development of five new properties, constructed in 2000, together with the original farmhouse. This lovely property has been occupied by the seller ever since. The house is accessed via a spacious hallway with attractive staircase and galleried landing. The sitting room runs the full width of the house and a large window to the front and sliding double doors to the rear ensure that the room is light and airy whilst an open fire with decorative surround provides character and opportunity for a welcoming log fire.

The kitchen also has a dual aspect with door leading to the rear garden and double doors giving access to the adjacent dining room. The kitchen is a warm and welcoming room with breakfast bar providing a central seating area although there is also sufficient space for a kitchen table. There are a comprehensive range of units providing plentiful storage and integrated appliances along with a range-style cooker.

To the first floor there are four bedrooms, the master having an en-suite shower room, and a family bathroom. Three of

the bedrooms have built in wardrobes.

The property has been well maintained with a new boiler having been installed and all the windows re-painted in 2020.

The front garden is mainly laid to lawn with a border well stocked with herbaceous plants and trees. It is well-screened from the road by a mature hedge and a wall provides privacy from the neighbouring property. Immediately to the rear of the house is a small lawned area and a patio but beyond this, to the rear of the double garage, is a larger lawned area ideal for children to enjoy ball sports and utilise as a play area.

The paddock, which extends to just over one acre, is found beyond the lawn. Well-fenced with post and rail fencing, this would be ideal for the grazing of stock, not least horses and it has the benefit of a separate access, ideal for access with a lorry or trailer. There may be the potential for creation of stabling, subject to the necessary planning consent, on the land behind the garage. For those with no requirement for stock this land offers space for a wide variety of activities or simply for quiet enjoyment.



Planning

Please note that planning permission, which has now lapsed, was granted for a dwelling within the grounds of 1 The Elms in 2017. Further information on this is available from the Agents.

Services

Mains electric and water are connected. Oil fired central heating system. Drainage is to a private septic tank which is located within the garden of the property. We are advised that the above services are available. Barbers Rural have not tested any apparatus, equipment, fittings etc or services to this property so cannot confirm that they are in working order. A buyer is recommended to obtain confirmation from their solicitor or surveyor.

Tenure

We are advised that the property is freehold with vacant possession on completion.

Local Authority

Wrexham Borough Council, The Guildhall, Wrexham, LL11 1AY.

Fixtures and Fittings

These sales details are for descriptive purposes only and the seller reserves the right to remove all fixtures and fittings unless specifically agreed otherwise. A buyer is recommended to check with their solicitor regarding inclusion or exclusion of specific fixtures and fittings.

Viewing

Viewing is strictly by appointment with the Agents, Barbers Rural, who can be contacted on 01630 692500 or 01270 439500 or sales@barbers-rural.co.uk. Please note that due to the current COVID-19 pandemic, viewings are subject to strict safety guidelines. A virtual viewing is available for this property.

Directions

From Whitchurch follow the A525 towards Wrexham. After 4.5 miles turn right signposted Tallarn Green. At the next T-junction (two miles later) turn right and then 500yds later left. The Elms is found a short distance later on the right hand side and No 1 is the first property on the left.

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"Consumer Protection Regulations" – for clarification we wish to inform prospective purchasers that we have prepared these sales details as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. B968 Printed by Ravensworth 01670 713330



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