

# MALTKILN FARM

Maesfen | Whitchurch | Shropshire

**barbers****RURAL**  
rural surveyors & property agents







# Malkiln Farm

Maesfen | Whitchurch | Shropshire |  
SY13 4QX

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Tushingham 0.25 mile | Nomansheath 1 mile  
Malpas 2.5 miles | Whitchurch 4.5 miles  
Chester 16 miles | Shrewsbury 16 miles

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TWO SEMI-DETACHED BARN CONVERSIONS WITH  
A RANGE OF USEFUL FARM BUILDINGS AND  
43.01 Acres (17.41 Ha) SET IN A QUIET RURAL LOCATION

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Two semi-detached, three-bedroom barn conversions  
Barn 1, currently utilised as successful holiday let  
Barn 2, potential to create fourth bedroom from landing/seating area  
Potential for further development in each property  
Scope to create one large dwelling  
Range of versatile farm buildings and concrete yard  
Quiet rural area close to commuter links  
43.01 Acres (17.41 Ha) in all - available in lots

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Available as a whole or in four lots

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### The Location

Malkiln Farm is situated down a quiet country lane just half a mile from the A41 trunk road. The hamlet of Nomansheath, with village shop and post office, is just a mile away and Tushingham, with church and primary school, is very close by.

The historic market town of Whitchurch offers a variety of social and leisure facilities with specialist shops on a bustling high street. Shrewsbury, county town of Shropshire, has stunning architecture including 660 listed buildings and offers a splendid range of bespoke shops and leisure opportunities. The beautiful walled city of Chester offers further amenities. There are exceptional commuter links for those needing to travel for work with international airports at Liverpool, Manchester and Birmingham.

The area is extremely well-served educationally with a superb selection of both primary and secondary state and private establishments with well-respected schools in Chester, Shrewsbury, Ellesmere and Whitchurch.

### The Barns

Both One and Two Malkiln Court have origins dating back to the 18th Century when they were used as malting barns for the Macefen Estate. The conversions were completed in 2021 and particular care was taken to use sustainable and allergen friendly products including sheep wool insulation and cork flooring.

### One Malkiln Court

The smaller of the two, this barn has a kitchen with fitted units, a dining room and a living room with log-burning stove. There is a useful utility which is accessed externally but could be knocked through to create a larger kitchen. To the first floor is a principal bedroom with large dressing room and en-suite shower, an expansive second bedroom with exposed cross beam, a third bedroom and a family bathroom. There is certainly scope to alter the layout of the first floor to provide additional bedrooms, an office, a playroom or storage.

Externally there is a small courtyard and a parking area next to the road.







### Two Maltkiln Court

Extending to nearly 2800 sq ft, this L-shaped barn has some very attractive features including exposed beams throughout. The ground floor is split over two levels with a large entrance hall and an open-plan, very well equipped, kitchen/diner which has doors opening onto an external and covered patio area. There are two good-sized reception rooms, a utility room and a downstairs WC. The galleried landing is a particularly stunning feature and provides a peaceful seating area with exposed beams. High ceilings give the property a light and airy feel. The large principal bedroom has an en-suite shower and walk-in wardrobes and bedroom two benefits from a en-suite WC. There is an additional bedroom along with a family bathroom complete with corner bath. A mezzanine area on the second floor currently provides storage but could be used as a further bedroom, as could the landing area.

Externally the garden has yet to be landscaped giving the buyer a blank canvas on which to work. There is a carport and potting shed and ample parking.

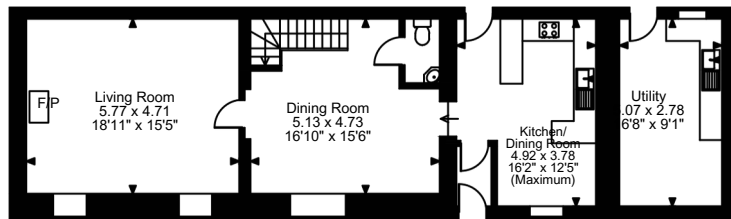
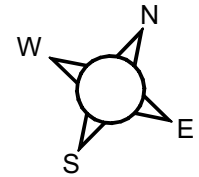
The fact that these two charming barns are semi-detached provides an exciting opportunity for a buyer to develop a large, forever, family home. Equally, One Maltkiln Court has been utilised as a holiday let providing a consistent income stream and a buyer may choose to continue this use.



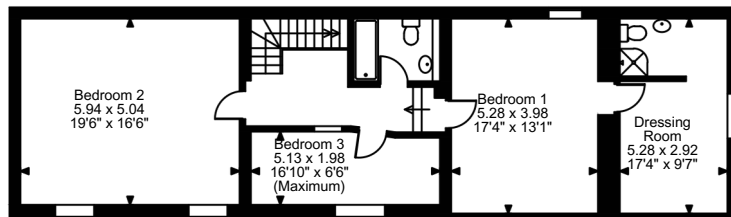




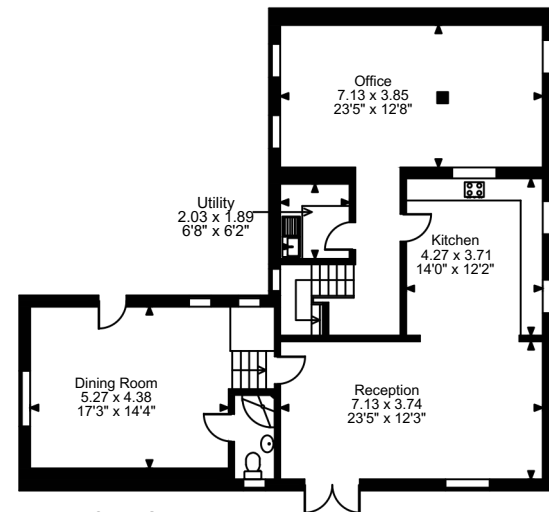
**Malkiln Court, Maesfen, Whitchurch**  
**Approximate Gross Internal Area**  
**1 Malkiln Court = 1826 Sq Ft/170 Sq M**  
**Utility = 152 Sq Ft/14 Sq M**  
**2 Malkiln Court = 2728 Sq Ft/253 Sq M**  
**Total = 4706 Sq Ft/437 Sq M**



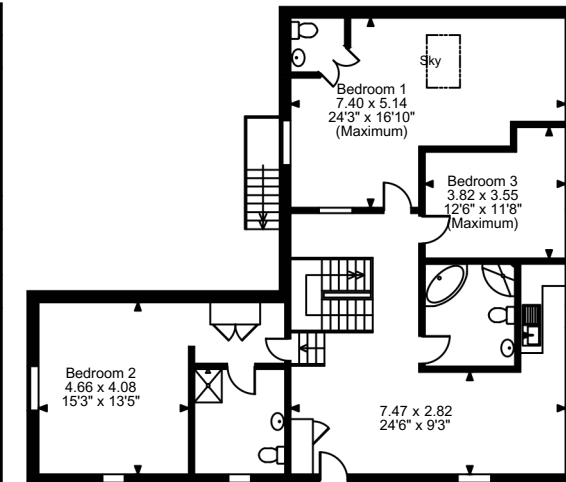
**1 Malkiln Court Ground Floor**



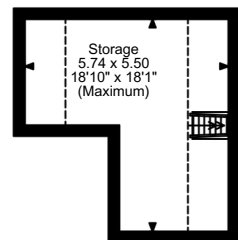
**1 Malkiln Court First Floor**



**2 Malkiln Court Ground Floor**



**2 Malkiln Court First Floor**



**2 Malkiln Court Second Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.  
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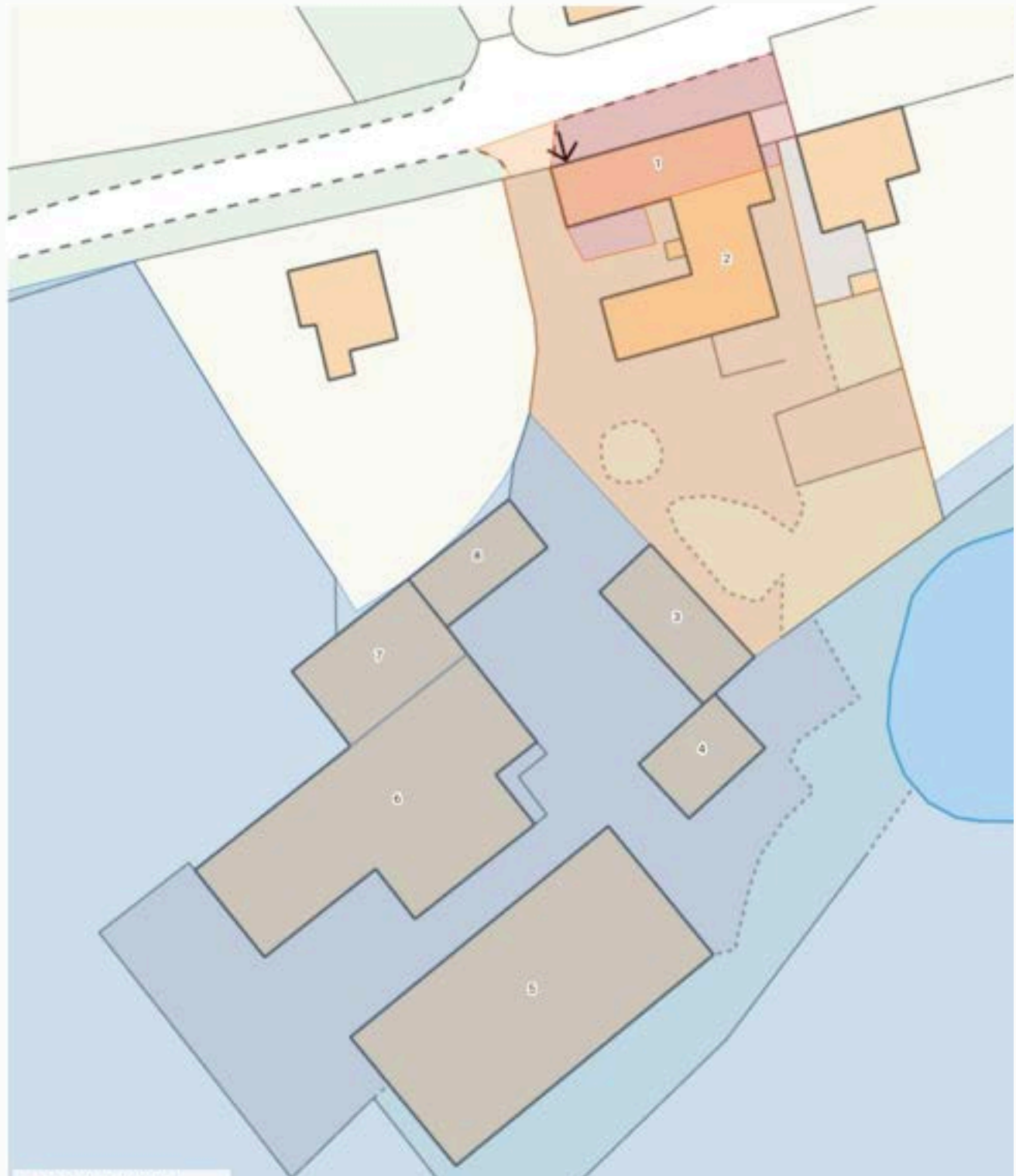


### Malkiln Farm Buildings - Lot Three

Originally used for dairy farming, the farm buildings are currently used for rearing youngstock cattle and sheep but are adaptable for a variety of alternative uses including equestrian. Having separate access from the barn conversions, the buildings provide a great opportunity for a stand-alone small farming enterprise or as a satellite unit for a larger holding. Equally, the buildings could be adapted for other uses, including small business or storage subject to any necessary planning consent.

Numbers refer to adjacent block plan:

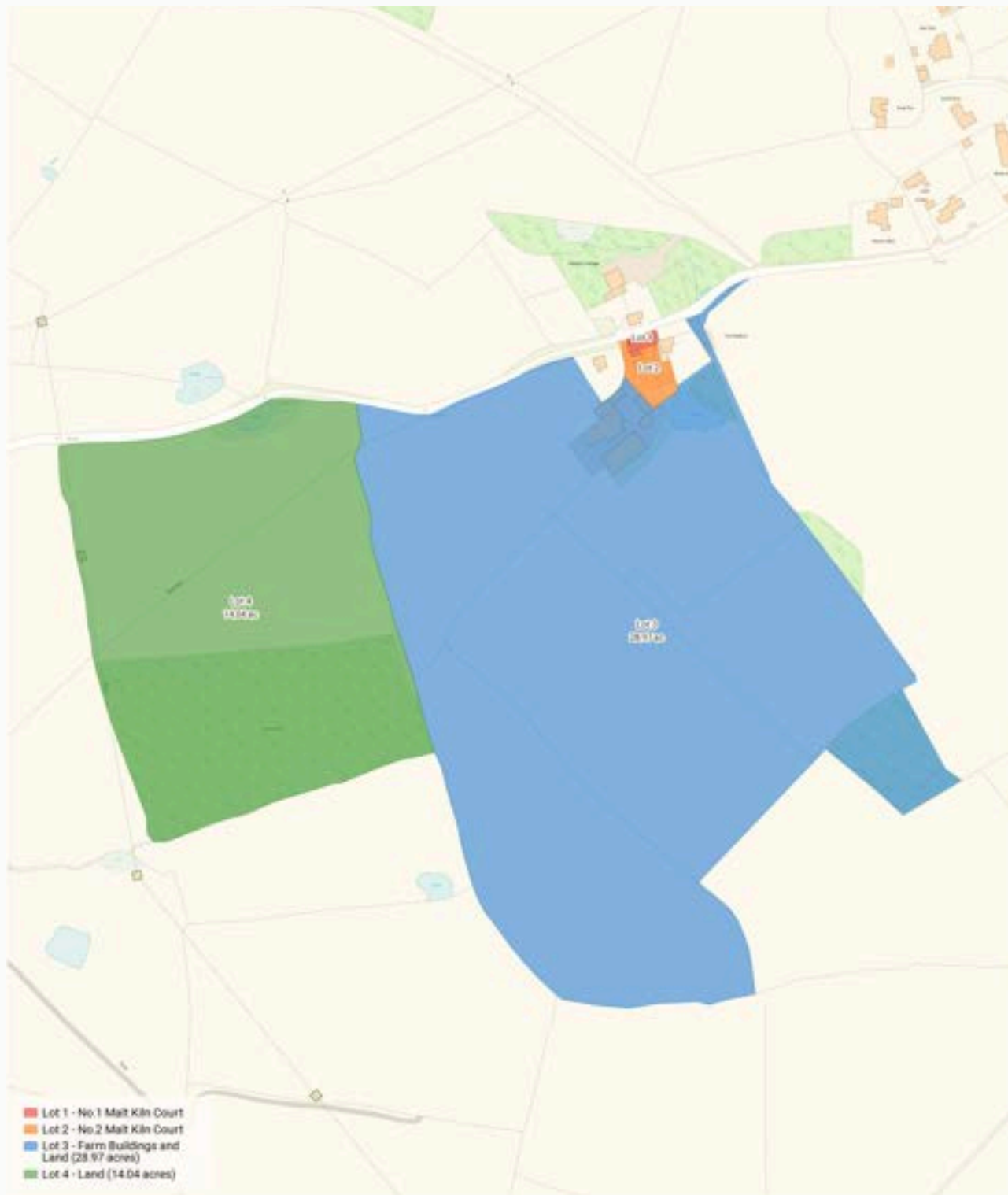
1. Number One Malkiln Court
2. Number Two Malkiln Court
3. Open-fronted implement store with one enclosed bay providing secure storage (19ft x 45ft)
4. Open-fronted machinery store (19ft x 30ft)
5. Steel portal-framed agricultural building providing cattle housing and fodder store. Two sides with half-height concrete panels and dutch boarding above. Could easily be adapted for American barn-type stabling (50ft x 100ft)
6. Original farm building containing old dairy, workshop and loose housing ( 35ft x 105ft plus old dairy)
7. Workshop (47ft x 27ft)
8. Open-fronted pole barn (38ft x 20ft)











## Lotting

### Lot One - Number One Maltkiln Court (shaded red)

Semi-detached, three-bedroom barn conversion.

### Lot Two - Number Two Maltkiln Court (shaded orange)

Semi-detached, three-bedroom barn conversion

### Lot Three - Farm buildings and land (shaded blue)

A range of useful and versatile farm buildings with a concrete collecting yard and land extending to 28.97 Acres (11.72 Ha). The land, which is all in grass and is divided into five fields, has road frontage and access. It includes a small area of woodland.

### Lot Four - Land (shaded green)

Land extending to 14.04 Acres (5.68 Ha) in total which is currently in grass and is one large enclosure with an area of woodland known as Fox Covert (5.63 Acres (2.28 Ha) included in total area). The land has road frontage and access.

Whilst Malt Kiln Court Farm is available in lots, it is also available to purchase as a whole and would suit a family needing two homesteads perhaps for assisted living or dependent relatives.





### Method of Sale

For sale by Private Treaty as a whole or in four lots.

### Tenure

We are advised that the property is freehold with vacant possession on completion. Tenure will be confirmed by the vendors' solicitor during pre-contract enquiries.

### Services

#### Lots One and Two

Mains water and electric are connected. Oil-fired central heating and solar thermal panels. Shared private sewage system.

#### Lot Three

Mains water and electric are connected and shared with Lot Two.

#### Lot Four

Mains water is connected.

We are advised that the above services are available. The Agents have not tested any apparatus, equipment, fittings, etc, or services to this property so cannot confirm that they are in working order.

### Easements and Rights of Way

There is a public footpath across Lots Three and Four.

The property is sold subject to and with the benefit of all rights including rights of way, whether public or private, light, support, drainage, water, telephone and electricity supplies and other rights and obligations, easements, quasi-easements and restrictive covenants, and all existing and proposed wayleaves or masts, pylons, stays, cable, drains and water, gas or other pipes, whether referred to in the Sales Particulars or not, and to the provisions of any Planning Scheme or County or Local Authorities without obligations on the part of the vendors or their Agents to specify them.

### Sporting, Mines and Mineral Rights

The sporting, mines and mineral rights are included in the sale.

### Plans, Areas and Schedules

These are based upon the Ordnance Survey and the Rural Payments Agency digital land maps. The information is provided for reference purposes only. The buyer shall be deemed to have satisfied themselves as to the description of the property and any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof. No warranty for the accuracy of any information can be given.

### Energy Performance Certificate

Lots One and Two are both rated as C.

### Basic Payment Scheme

All future Basic Payment and any delinked payments are retained by the seller.

### Stewardship Scheme

The land is entered in to a Mid-Tier stewardship scheme. This ends in December 2026.

### Nitrate Vulnerable Zone

The land is located within the Nitrate Vulnerable Zone as designated by DEFRA.

### Local Authority

Cheshire West & Chester Council - 0300 123 8123  
enquiries@cheshirewestandchester.gov.uk

### Development Clawback

There is an historic clawback in favour of the previous owners which covers development of the farm buildings for residential use and ends in 2035.

### Viewing

Viewing is strictly by appointment with the Agents - Barbers Rural, Market Drayton office. Tel: 01630 692500 Email: sales@barbers-rural.co.uk

### Location

Postcode: SY13 4QX  
What3words: ///piano.chosen.outgrown

### Fixtures and Fittings

These sales details are for descriptive purposes only and the vendors reserve 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.

### Misrepresentations

Barbers Rural give notice that:

The particulars are set out as a general outline only for the guidance of the intended purchaser and do not constitute, nor constitute part of, any offer or contract.

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and intended purchaser(s) shall not rely on them as statements or representations of fact, they must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Barbers Rural has any authority to make or give any representations or warranty whatsoever in relation to this property.

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