



8 Hughes Lane, Malpas, SY14 7FB

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Offers in the region of £435,000



Located within easy walking distance of Malpas centre, this well-presented four-bedroom detached home offers a spacious entrance hall, a bright bay-fronted lounge, and a modern open-plan kitchen/diner/family room with patio doors to the garden, alongside four bedrooms (three doubles and one single), two with en-suites including a principal bedroom with walk-in wardrobe, a family bathroom, a single garage, an enclosed rear garden with patio, and an attractive front outlook over a field.

- Well presented four bedroom detached house
- Walking distance into Malpas village centre
- Open plan kitchen/diner/family room
- Spacious lounge with a bay window
- Two bedrooms with shower room en-suites
- Private rear garden with a patio area
- Off road parking and a single garage
- EPC tbc, Council tax band E



A well-presented four-bedroom detached family home ideally located within walking distance of Malpas centre, offering convenient access to a range of local amenities. Upon entering the property, you are welcomed by a spacious entrance hall, setting the tone for the generous accommodation throughout. To the right, there is a bright and spacious lounge featuring a bay window, creating a light and inviting living space. To the rear of the property, the heart of the home is a superb modern open-plan kitchen/diner/family room. This impressive space offers ample room for a dining table and chairs, along with a comfortable family seating area, making it ideal for both everyday living and entertaining. Patio doors provide direct access to the rear garden, allowing natural light to flood the space.

Upstairs, the property offers four well-proportioned bedrooms. Three are generous doubles, while the fourth is a good-sized single, perfect for use as a child's room, home office, or guest room. The principal bedroom benefits from a contemporary en-suite shower room and a walk-in





wardrobe area. Bedroom two also enjoys the convenience of an en-suite and built-in wardrobes. A modern family bathroom serves the remaining bedrooms.

Externally, the property continues to impress. To the rear, there is an enclosed garden with a patio seating area, ideal for outdoor dining and relaxation. A single garage provides additional storage or parking. To the front, the property enjoys an open outlook overlooking a field, adding a nice sense of space and privacy. This property is perfect for families seeking a comfortable and well-located home in a desirable area.



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LOCATION

Situated on the fringe of Malpas which is a large, busy village in South West Cheshire, it enjoys the benefits of both primary and secondary schools, restaurants and pubs, and a selection of shops. Whitchurch is 5 miles away and is a busy historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.

TENURE

We are advised that the property is currently Leasehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Lease length 999 years from 27th May 2016 with 989 years remaining. Vacant possession upon completion. The Ground Rent is currently £300 per annum.

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc. or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

DIRECTIONS

From Whitchurch proceed on the A41 towards Chester, at the Horse & Jockey at Grindley Brook turn left and travel into Malpas. Travel through Malpas village and continue on past the turning for Chester Road, take the next left into Hughes Lane. The property can be found shortly after on the right hand side.

MANAGEMENT COMPANY

We are advised that there is a management company to cover the upkeep of the communal areas including grass/hedge cutting and tree maintenance. We are advised that the charge for this is currently £366.08 per annum. This will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries.

LOCAL AUTHORITY

Council tax band E. Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

VIEWING

Please ring us on 01948 667 272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

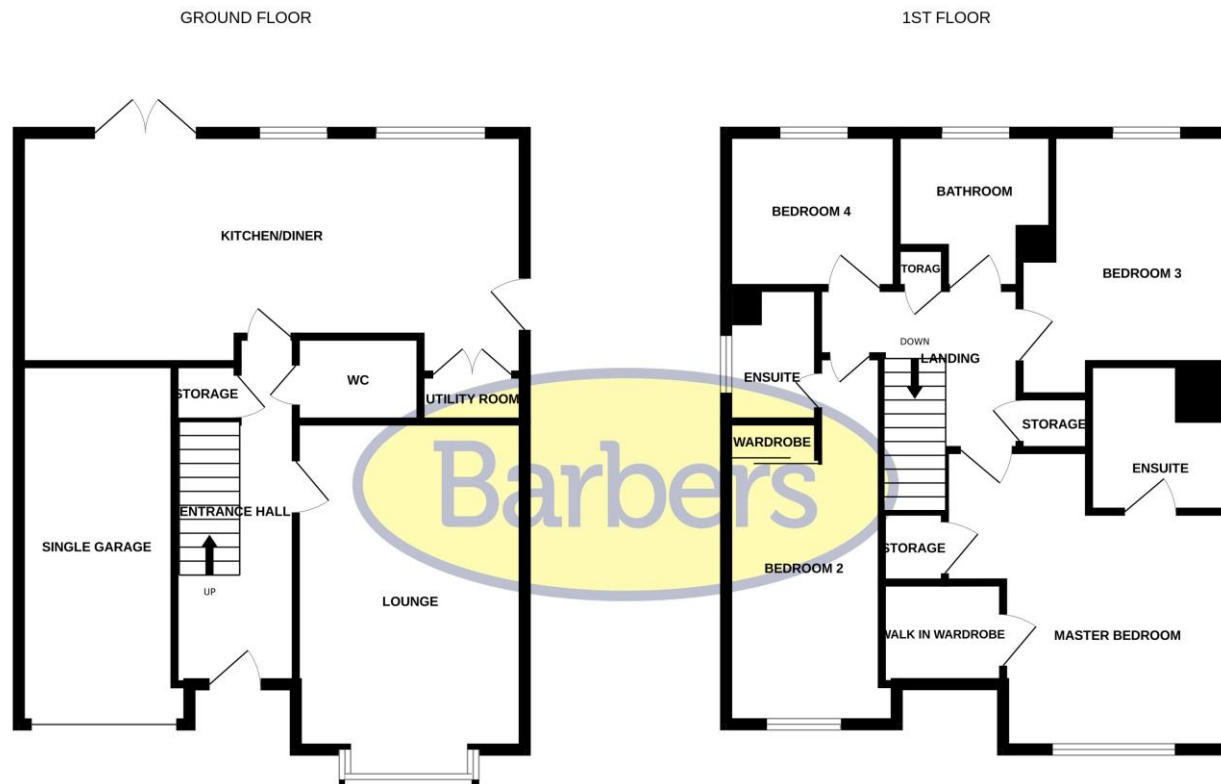
For sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

WH40287 21526

LOUNGE	FAMILY BATHROOM
16' 6" x 11' 5" (5.03m x 3.48m)	7' 7" x 5' 5" (2.31m x 1.65m)
KITCHEN/DINING/FAMILY ROOM	GARAGE
26' 9" x 11' 9" (8.15m x 3.58m)	16' 3" x 8' 4" (4.95m x 2.54m)
MASTER BEDROOM	
13' 2" x 11' 4" (4.01m x 3.45m)	
ENSUITE	
7' 5" x 5' 6" (2.26m x 1.68m)	
BEDROOM TWO	
11' 1" x 8' 8" (3.38m x 2.64m)	
ENSUITE	
7' 0" x 4' 4" (2.13m x 1.32m)	
BEDROOM THREE	
13' 8" x 9' 4" (4.17m x 2.84m)	
BEDROOM FOUR	
8' 9" x 7' 5" (2.67m x 2.26m)	



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



WHITCHURCH
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