



3 CHORLTON MEWS

CHORLTON LANE | CHORLTON | MALPAS | SY14 7ES





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Malpas 2.5 miles | Whitchurch 7.7 miles | Chester 15 miles
(all mileages are approximate)

A CHARMING & CHARACTERFUL BARN CONVERSION

Charming & Characterful Barn Conversion
Spacious Accommodation to over 1,800ft²
Courtyard Gardens, Additional Garden & Paddock 1.32 acres
Ample Car Parking, Wonderful Views from Garden
Close to the village of Malpas and the A41



Whitchurch Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

3 Chorlton Mews is an attractive and generously proportioned barn conversion, situated in a quiet semi-rural location within the small and highly regarded hamlet of Chorlton, close to Malpas. The property has been well maintained and thoughtfully improved by the current owners, including the installation of new double glazed windows and a new central heating system with LPG-fired boiler.

SITUATION

Chorlton is a small and attractive rural hamlet situated in the beautiful south Cheshire countryside, close to the village of Malpas. The area is characterised by scattered farmsteads, traditional country properties and open farmland, providing a peaceful and picturesque setting whilst remaining conveniently placed for local amenities. The surrounding countryside offers an abundance of opportunities for walking, cycling and enjoying the outdoors, with the rural lanes and footpaths providing access to the attractive landscape of the Cheshire Plain. The elevated position of the property also provides particularly attractive views towards the Welsh Hills. Despite its rural setting, Chorlton is conveniently located for access to Malpas, Whitchurch and Wrexham, whilst Chester and Nantwich are also readily accessible by road.

PROPERTY

The accommodation is approached via an entrance hall/boot room, providing a practical introduction to the property. A particularly useful feature is the modern home office, positioned away from the main living accommodation and providing an ideal environment for those working from home.

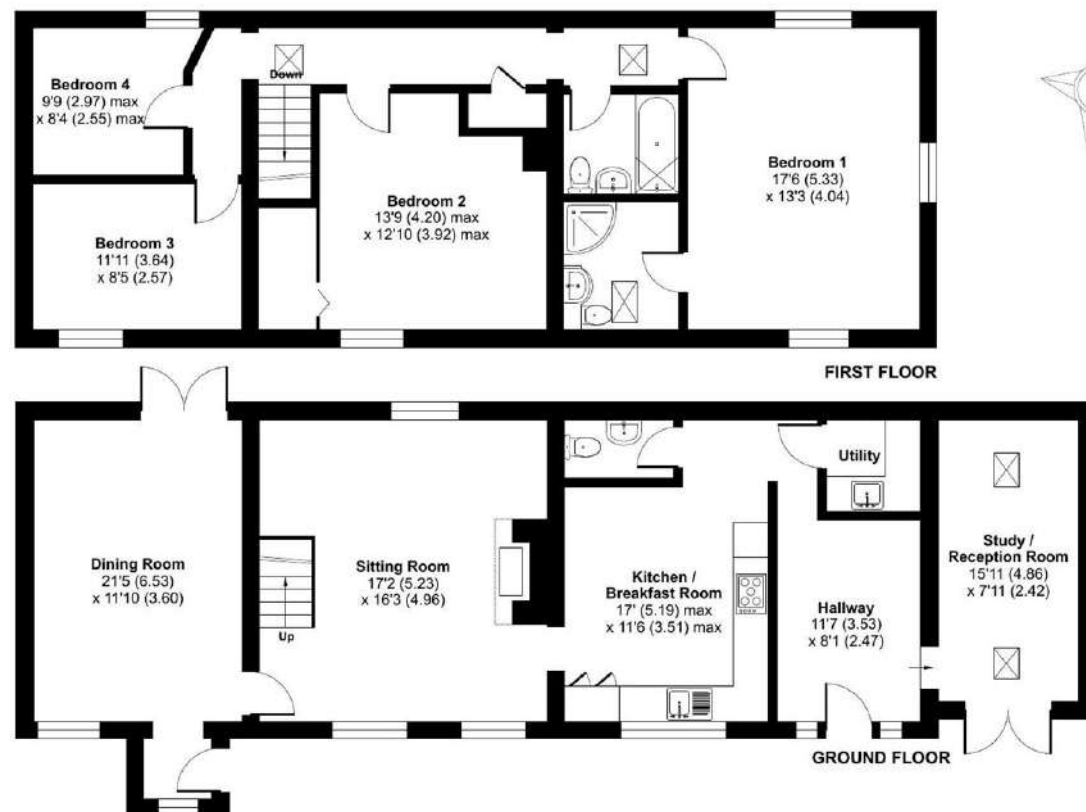
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nclhcom 2026. Produced for Halls. REF: 1522326

The breakfast kitchen is fitted with a wide range of wall and base units, together with generous worktop space and ample room for appliances. The principal living accommodation includes a large sitting room, which provides a comfortable and welcoming space and features a log burner, creating an attractive focal point. There is also a spacious dining room, with a door leading directly onto the rear courtyard.

Stairs rise from the sitting room to the first floor, where there is a generous master bedroom with a large en-suite shower room, together with three further bedrooms and a family bathroom. The accommodation provides excellent flexibility for family living, guests and home working.

Approximate Area = 1871 sq ft / 173.8 sq m

For identification only - Not to scale





OUTSIDE & GARDENS

Outside, the property is approached over a quiet lane and has parking spaces to the front, together with a large south-west facing courtyard garden, providing an attractive and private seating and entertaining area.

The principal gardens and paddock are situated a short distance from the house and are accessed via a track. The gardens are predominantly laid to lawn and are complemented by attractive flower borders and raised beds. At the upper end of the garden is a paved patio area with a gazebo, providing a wonderful elevated position from which to enjoy the garden and the far-reaching views towards the Welsh Hills.

Adjacent to the garden is a pony paddock, providing an excellent addition for those with equestrian interests or simply seeking a property with useful grassland and additional outdoor space.

SCHOOLING

Bishop Heber High is an 'Outstanding' secondary school (Ofsted, 2011), situated on the outskirts of Malpas. There are popular independent schools in the area, including Kings, Queens & Abbey Gate schools in Chester, as well as Packwood Haugh and Moreton Hall in Shropshire.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water and electric. Heating is via an LPG fired boiler. Private drainage system.

LOCAL AUTHORITY

Cheshire West & Chester

COUNCIL TAX & EPC RATING

Council Tax Band - F
Current EPC Rating - E

DIRECTIONS

What3Words ///coasters.rewrites.flaunting

From the village of Malpas drive on the Wrexham Road and after about 1 mile turn right signposted Chorlton & Shocklach. Follow the road for about another mile and turn right just by Chorlton Village Hall. The entrance to the Chorlton Mews is on the right after about ½ a mile. Turn right by the Chorlton Mews sign & Halls Board.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.



