



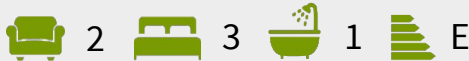
BAKEHOUSE COTTAGE | WREXHAM ROAD

CUDDINGTON | MALPAS | CHESHIRE | SY14 7EL



Situated within the charming hamlet of Cuddington, just a short walk from Malpas, this delightful, detached country cottage offers an exceptional blend of character, comfort and modern living. Beautifully presented throughout, the property has been thoughtfully modernised and enhanced by the current owners over the past nine years, creating a superb home finished to an outstanding standard. There are also landscaped gardens, drive, car port and a garage.

Offers in the region of £465,000



- Charming Detached Cottage
- Village Location, Close to Malpas
- Very Well Presented Home
- Period Features
- Landscaped Gardens
- Car Port, Garage & Drive

LOCATION - MALPAS PREMIUM

The property is located in Cuddington about 1 mile from the village of Malpas. The village is a busy and very well-regarded popular village in Southwest Cheshire, it enjoys the benefits of several very good schools, restaurants, pubs, doctors' surgery and a selection of local shops. The village has recently been in the spotlight in the press as it has earned recognition as one of the UK's top places to live in 2025 by The Sunday Times. It has a historic church situated in the heart of the village which showcases its heritage with stunning 12th Century architecture. The nearby Beeston and Bickerton Hills can offer some of the best views in Cheshire, and Bolesworth castle, some of the most unforgettable family events including the Bolesworth International Horse Show.

The town of Whitchurch is a short drive away and has 4 supermarkets, different local shops, churches, leisure centres and other activities.

There is excellent road access to Chester, Wrexham, North Wales & the North West.

Chester is one of the North West's leading retail and commercial centres and provides access to the motorway and rail networks. London Euston can be reached in about 2 hours from Chester. Crewe and Whitchurch Stations also offer a regular service to Manchester Piccadilly. By car, Malpas is within easy reach of the A41 with Whitchurch to the south and a short drive from Chester.



BRIEF DESCRIPTION

Halls are delighted to be instructed to sell Bakehouse Cottage by private treaty.

The ground floor is centred around the living room, which forms the main connecting space within the home. As the largest room, it provides a wonderful sense of space and is filled with natural light from its dual-aspect outlook. A log burner creates a warm and inviting focal point, while the room flows beautifully through into the sunroom, making the most of the natural light throughout the day. The fitted kitchen/dining room provides a welcoming and sociable space for everyday life and entertaining, complemented by a useful utility room offering additional practical space.

To the rear, the light-filled garden room provides a wonderful additional reception space, with attractive views across the gardens and a pleasant connection between the house and its outdoor surroundings.

To the first floor are three generously proportioned bedrooms, providing excellent accommodation for a family, guests or those requiring home working space. The bedrooms are served by a spacious contemporary bathroom, which has been finished to a high standard and complements the overall presentation of the property.

The accommodation is further enhanced by a new roof, a new boiler, new radiators, and double-glazed windows throughout. This, together with oil-fired central heating ensures a comfortable and energy-efficient home throughout the year.

Dating back to the late 1800s, Bakehouse Cottage was the original baker's cottage, historically situated between the shop and the bakery and now forms part of this historic setting. A wonderful sense of the property's past remains today, with the original kitchen floor still in place, providing a beautiful and tangible link to its heritage. This historic and characterful feature provides a sense of story to the home, blending with its more contemporary comforts.



OUTSIDE & GARDENS

Approached via a private driveway, Bakehouse Cottage enjoys a wonderfully secluded and tranquil setting, with beautifully landscaped gardens providing an attractive backdrop to the property. The gardens have been thoughtfully designed to create a number of distinct areas, including a delightful seating and entertaining area, ideal for enjoying al fresco dining and relaxing during the warmer months. Expansive areas of lawn are complemented by well-stocked and established flower borders, mature planting and a variety of shrubs, creating an appealing combination of colour, texture and greenery throughout the seasons.

The gardens provide an excellent degree of privacy and offer a peaceful environment in which to enjoy the surrounding countryside and outdoor space. Adding considerable practicality is a superb timber-framed garage and car port, providing excellent covered parking together with useful storage and workshop facilities.

The combination of attractive landscaping, generous lawns, established borders and excellent parking facilities creates a particularly appealing outdoor setting, perfectly complementing this charming country property.

DIRECTIONS

From the centre of Malpas drive out on the Wrexham Road for about 1 mile. Drive just past the turning on the right for Cuddington and Shocklach and the property is located on the right hand side marked by the Halls for sale sign.

WHAT 3 WORDS

///campfires.jiffy.speeded



ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

COUNCIL TAX - CHESHIRE WEST

The property is in Band F on the Cheshire East Council Register.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH11842 160926

SERVICES

We believe that mains water and electricity are available to the property. The heating is via an oil-fired boiler to radiators and drainage is to a septic tank.

TENURE - FREEHOLD

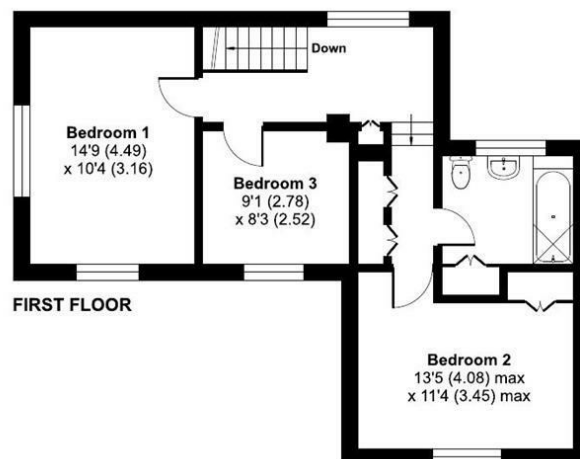
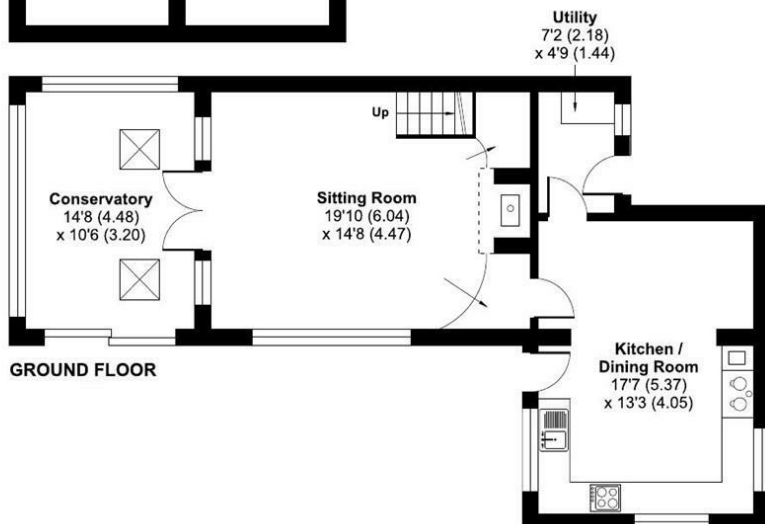
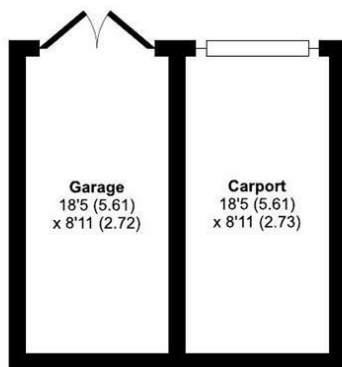
We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

Approximate Area = 1323 sq ft / 122.9 sq m (excludes carport)

Garage = 164 sq ft / 15.2 sq m

Total = 1487 sq ft / 138.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2026. Produced for Halls. REF: 1508460

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	48	72
EU Directive 2002/91/EC		

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



WHITCHURCH SALES

St Marys Arcade 13 - 17 High Street | Whitchurch | Shropshire | SY13 1AX

01948 663230 whitchurch@halls.gb.com

www.halls.gb.com



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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

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