



Church Street, Malpas





West End House

Church Street, Malpas, SY14 8PH

West End House is an elegant five-bedroom townhouse beautifully appointed having been extensively renovated over recent years. The property benefits from a secluded rear garden, garaging and is conveniently situated within walking distance of Malpas High Street.

- Reception Hall, well-proportioned Living Room, Study, large Open Plan Kitchen/Dining/Family Room, Utility, Boot Room, Cloakroom
- Master Bedroom Suite with Dressing Room and Ensuite Shower Room, four Double Bedrooms and two Bath/Shower Rooms
- Secluded Courtyard Garden, Single Garage and Carport with versatile first floor Home Office/Games Room above

Location

The prosperous village of Malpas with its bustling High Street, historic church, and the highly sought-after Bishop Heber High School. Outstanding walks can be enjoyed from the property or alternatively just a short drive to the Bickerton and Peckforton Hills (three miles) where one can pick up the Sandstone Trail and enjoy far reaching views across the Cheshire Plain and Welsh Hills. There are many recreational facilities available within the area including golf clubs, cricket, tennis, football, hockey and rugby clubs as well as horse riding schools. The historic City of Chester is just 14 miles. Whitchurch 5.5 miles - Wrexham 12 miles - Nantwich 13 miles - Chester 15 miles.

Accommodation

A panelled front door opens to the **Reception Hall**, this is finished with a tile floor, column radiator and staircase rising to the first floor. The tile floor continues within the inner hallway and into the attractive Kitchen/Dining/Family Room. The well-proportioned **Living Room 7.2m x 4.2m** is finished with a feature wood block floor, two large south facing sash windows to the front and an attractive fireplace fitted with a log burning stove. An additional feature is an ornate piece of custom built-in furniture which conceals a **Home Office** with desk drawer units, shelving and cupboards



(utilised by the previous vendor as a media cupboard). This is an addition to a versatile **Study 2.7m x 2.7m** (which the previous vendor utilised as a children's TV room) and is finished with a woodblock floor.

To the rear of the property is the "T" shaped **Kitchen/Dining/Family Room 9.5m x 5.7m (maximum dimensions)**, this is the hub of this stunning home with a well-appointed Utility Room off. The Kitchen has a vaulted ceiling and is fitted with the bespoke handmade units, which include a breakfast cupboard, complimented with granite work surfaces and matching central island finished with a marble worksurface. There is also a matching dresser/pantry cupboard. Appliances include a Smeg range cooker with five burner gas hob and double oven with extractor above, an American style fridge freezer and integrated dishwasher. The Dining Area comfortably accommodates an eight-person everyday dining table and larger for an occasion, a large picture window and a set of glazed double doors overlook and open onto the attractive, secluded courtyard garden creating the perfect alfresco entertaining area. The recessed **Snug** provides space for easy chairs and a coffee table or alternatively an L shaped sofa.

A well-appointed **Utility Room** is fitted with additional matching units to the kitchen, including a housekeeper's cupboard, sink unit and space beneath the worksurface for a washing machine and tumble dryer. Off the inner hallway there is a **Cloaks/Boot Room** with built-in cupboards, door to garden, and **Cloakroom** fitted with a wash and basin and low-level WC.

To the **first floor**, there are three generous Double Bedrooms and two Bath/Shower Rooms with two further Double Bedrooms on the **second floor** along with a Shower Room.





First Floor

The large **Master Bedroom Suite 8.3m x 4.4m** overall benefits from a spacious extensively fitted **Dressing Room 2.7m x 2.6m** which in turn gives access to a well-appointed **Ensuite Shower Room**. **Bedroom Two 3.5m x 3.6m** has a communicating door with the Family Bathroom. **Bedroom Three 4.4m x 3.5m** has retained an original feature fire grate and has a recessed open fronted wardrobe. The **Family Bathroom** is fitted with a freestanding roll top bath, wash handbasin, large shower enclosure, low level WC, and heated towel rail/radiator.

Second Floor

On the second floor there are two further Double Bedrooms and a Shower Room accessed off a spacious Landing which could be utilised as a children's study area if desired. **Bedroom Four 4.4m x 3.9m** has a walk-in storage cupboard off. **Bedroom Five 4.3m x 3m** is a further generous Double Bedroom. The **Shower Room** includes a large shower facility, WC with concealed cistern, wash handbasin with drawer units beneath and a heated towel rail.





Externally

The gardens are principally to the side and rear of the property and have been designed for low maintenance purposes. The side garden is principally for ornamental purposes. The enclosed and secluded rear courtyard garden is perfect for alfresco entertaining and includes a large shaped Indian stone paved sitting/entertaining area which can be directly accessed from both the Kitchen/Dining/Family Room and Utility. Beyond the Indian stone entertaining area there is synthetic grass for low maintenance purposes edged with six mature shaped maples which provide screening and create an attractive back drop, there are also two mature wisterias which run across the rear elevation. Steps from the patio run up to a further elevated garden/sitting area with raised bed retained with sleepers and lean-to potting shed with fitted bench.

A **Single Garage and Carport** are situated beyond the rear garden with a versatile **Home Office, Games Room or Gym** above 5.5m x 4.4m accessed from external steps within the garden.

Services/Tenure

Mains water, electricity, gas, and drainage. Gas fired central heating. Freehold.

Viewings

Through Cheshire Lamont's Tarporley office.

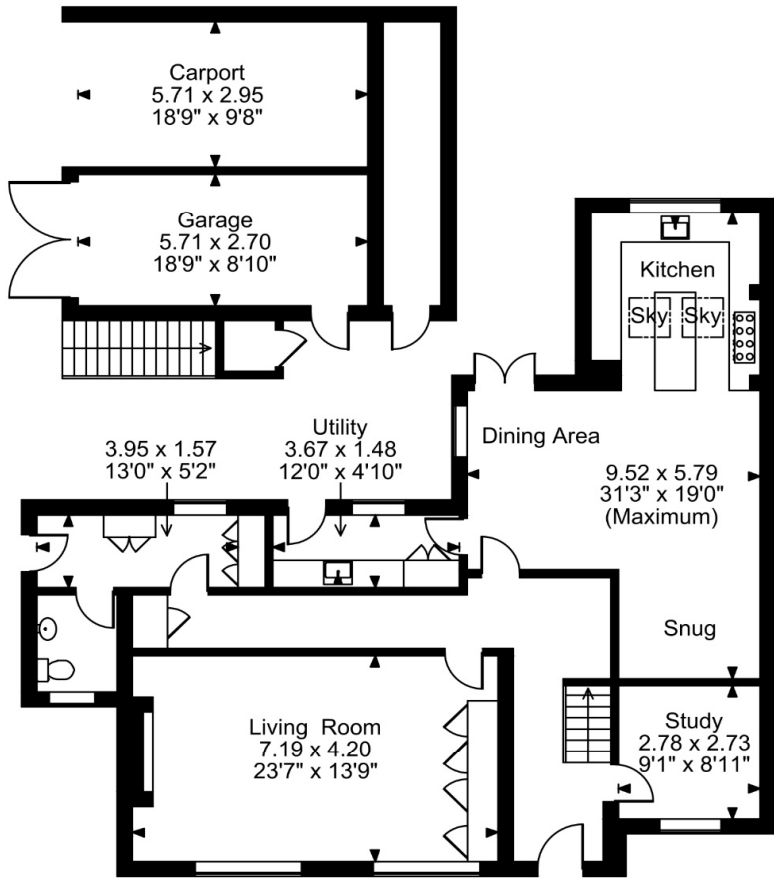
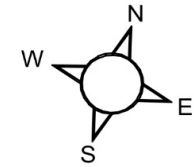
Directions

What3words: eyelashes.consented.wove From the Cross on Malpas High Street head up Church Street (B5069) past the church and after approximately 500m the property will be found on the right hand side immediately prior to the village cricket ground.

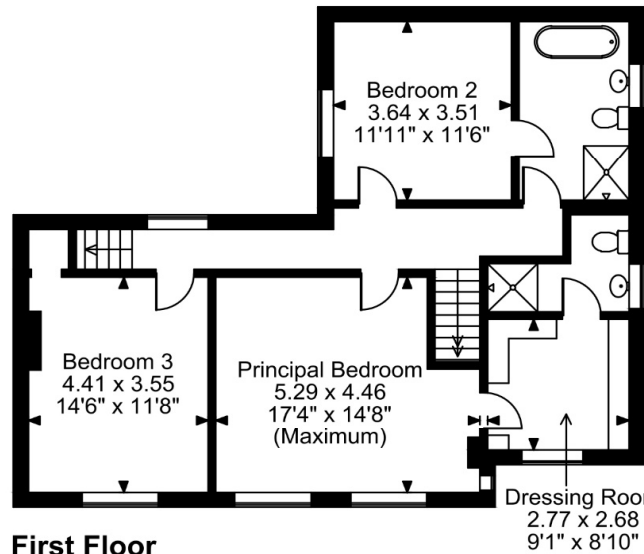


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

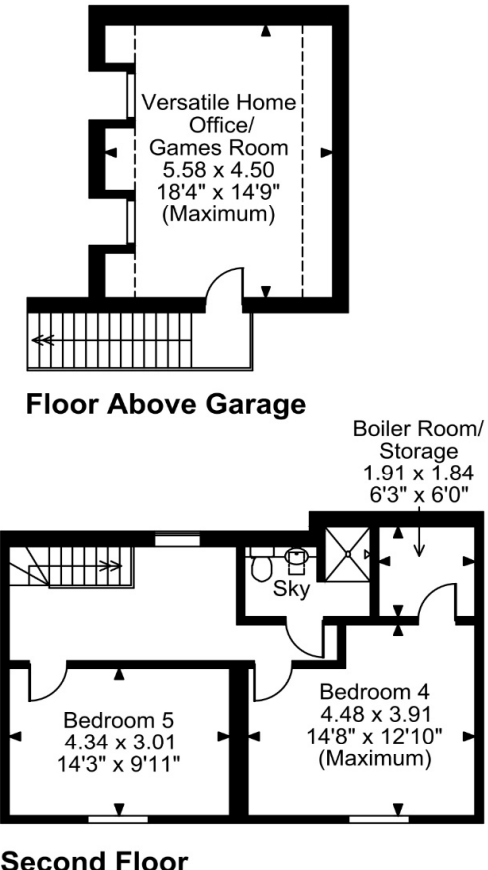
Approximate Gross Internal Area
Main House = 2739 Sq Ft/255 Sq M
Carport = 181 Sq Ft/17 Sq M
Garage Building = 443 Sq Ft/41 Sq M
Total = 3363 Sq Ft/313 Sq M
 Quoted Area Excludes 'External C/B'



Ground Floor



First Floor



Second Floor

Floor Above Garage

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□□□ Denotes restricted head height



IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

www.cheshirelamont.co.uk

7 Chestnut Terrace
Tarporley
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441