



Fields Cottage , Willington, SY14 7LR

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A rural four-bedroom cottage in Willington, just over four miles from Malpas, offering a flexible layout with two reception rooms, a modern kitchen/breakfast room, dining room, study, utility, conservatory, downstairs shower room, an en-suite master bedroom, generous storage, and a large well-maintained garden backing onto open fields with a garden store and log shed.

- Rural four bedroom detached cottage
- Lovely countryside views
- Spacious lounge with a brick inglenook fireplace
- Modern kitchen/breakfast room with a separate utility area
- Additional sitting room and dining room
- Bright conservatory overlooking the garden
- Well maintained large rear garden
- EPC tbc, Council tax band E



Set in the peaceful rural hamlet of Willington, just over four miles from the well-served village of Malpas, this four-bedroom cottage offers generous living space, countryside views, and a flexible layout suited to both everyday life and visiting guests. A front entrance hall leads into a large cloakroom with ample space for coats, boots, and everyday storage. To the left is a spacious lounge featuring a log burner set within a brick inglenook fireplace, creating a warm and inviting focal point. There is also a second sitting room, positioned alongside a downstairs shower room, making it ideal for use as a guest bedroom or a private space for visiting family. The kitchen/breakfast room is modern and practical, with room for informal dining, while a separate, generously sized dining room with a bay window provides a lovely setting for larger gatherings. The ground floor also includes a utility room and a study, offering useful additional





space for work or hobbies. To the rear, a conservatory overlooks the well-maintained garden, with patio doors opening directly onto the outdoor seating area. Upstairs, there are four bedrooms, including a master bedroom with its own en-suite shower room, skylight, and a comfortable seating area enjoying far-reaching views. A family bathroom serves the remaining bedrooms, and the first floor benefits from several built-in storage cupboards as well as extensive loft storage, providing excellent additional space for seasonal items or long-term organisation. Outside, the property enjoys a large, beautifully kept garden backing onto open fields, offering a wonderful sense of privacy and rural outlook. There is also a garden store and a log shed.



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LOCATION

The hamlet of Willington sits close to the Cheshire–Wales border, surrounded by open countryside and quiet rural lanes. It offers a peaceful setting while still being well connected to nearby communities. The larger village of Malpas is approximately just over five miles away, providing a good range of day-to-day amenities including shops, a doctors' surgery, and well-regarded schools.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains water and electricity are available. Oil Central Heating. Drainage via Septic Tank. 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 take the A525 towards Wrexham, continue along this road until you reach a right turn to Willington. Follow this road until you reach a T junction and turn left on Fields Lane, continue on and the property can be found on your right hand side.

LOCAL AUTHORITY

Council tax band E .Wrexham County Borough Council, Guildhall, Wrexham, LL11 1WF Tel: 01978 292000 Council Tax Enquiries 01978 292031

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.

WH38347 190326

KITCHEN/BREAKFAST ROOM

15' 1" x 10' 2" (4.6m x 3.1m)

DINING ROOM

14' 2" x 14' (4.32m x 4.27m)

LOUNGE

20' 8" x 13' 7" (6.3m x 4.14m)

CONSERVATORY

12' 7" x 11' 4" (3.84m x 3.45m)

STUDY

10' 7" x 6' 8" (3.23m x 2.03m)

SITTING ROOM

14' x 9' 6" (4.27m x 2.9m)

UTILITY ROOM

16' 3" x 6' 8" (4.95m x 2.03m)

SHOWER ROOM

9' 8" x 7' 6" (2.95m x 2.29m)

MASTER BEDROOM

15' 4" x 10' 7" (4.67m x 3.23m)

ENSUITE

7' 3" x 6' 5" (2.21m x 1.96m)

BEDROOM TWO

10' x 9' 9" (3.05m x 2.97m)

BEDROOM THREE

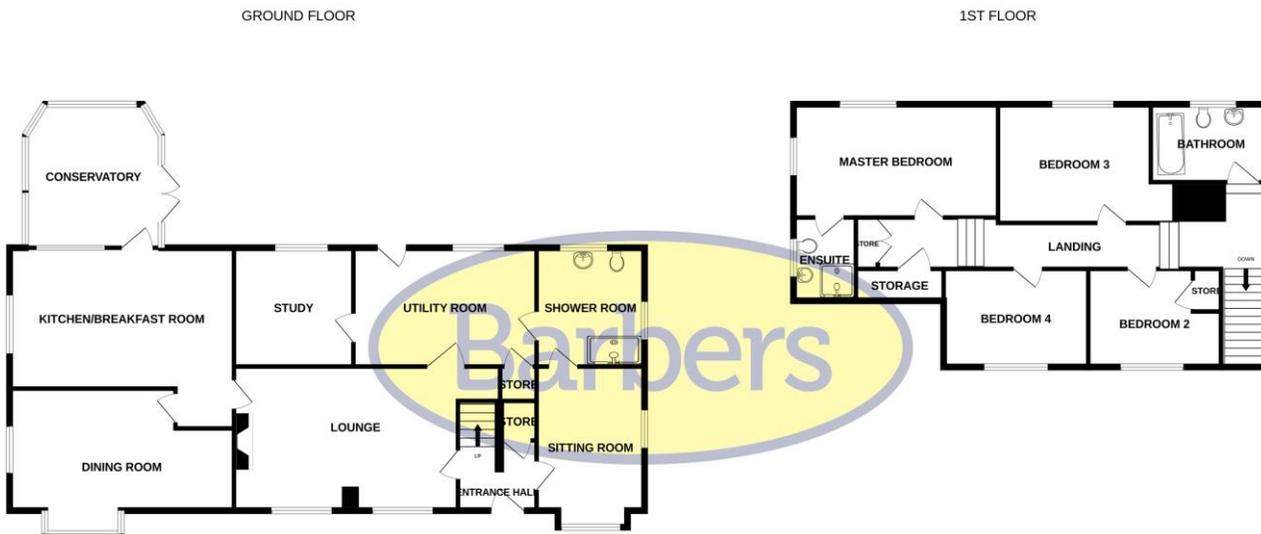
10' 6" x 7' (3.2m x 2.13m)

BEDROOM FOUR

10' x 8' 6" (3.05m x 2.59m)

BATHROOM

10' 8" x 6' 8" (3.25m x 2.03m)



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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