



Hetherall

Hetherson Green, Nr Cholmondeley, Malpas SY14 8EL



LARCH
PROPERTY

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Malpas SY14 8EL

**An Extremely Rare Opportunity To
Renovate & Extend A Delightful Period
2 Bedroom Cottage With Outstanding
Rural Views, Large Brick Outbuilding,
Paddock Land, In All About 0.88 Acres**

**OF INTEREST TO DEVELOPERS, INVESTORS
& PRIVATE INDIVIDUALS**

Accommodation In Brief

- Entrance Hall & two large cloaks/storage cupboards
- 2 reception rooms
- Kitchen
- 2 double bedrooms
- Family bathroom
- Large brick outbuilding with numerous storerooms, with potential for conversion into ancillary accommodation
- Pretty gardens with car port, ample off-road parking to the rear
- Two paddocks with timber field shelter, in all about 0.88 acres



Description

Hetherall is a real rarity to the market, offering the opportunity to renovate and extend a lovely, detached period house, located in the quiet rural hamlet of Hetherson Green, which is mostly surrounded by Cholmondeley Estate land, providing a high degree of security.

The cottage needs complete renovation and is ripe for extension, with a large substantial outbuilding to the rear that also has potential for conversion into residential (all subject to the necessary consents being obtained). The house has much charm and at present has a suite of good sized, light rooms, with great ceiling height to both floors, with outstanding far reaching views from every elevation. This house really does enjoy a very special spot.

A front entrance hall with staircase to the first floor, leads to the generously proportioned sitting room which is dual aspect, with door leading through to the dual aspect family room with log burning stove and door to a large cloak's cupboard. The family room lies adjacent to the kitchen with large picture window overlooking the rear gardens and paddock land. There is also a door leading to the rear gardens/parking area.

The first floor has two, good sized dual aspect double bedrooms with lovely far reaching views, with the family bathroom situated between the bedrooms.

Gardens & Paddock Land

A gated drive flanked by the front garden to the left and the paddock land to the right, leads to the rear of the house, where there is a parking and turning area for numerous cars.

The pretty front garden is bounded by mature hedging to either side and consists of level lawns with a stone path leading down to an ornate metal pedestrian gate opening onto the rural lane.

To the rear, lying to adjacent to the parking, is a white painted brick and slate outbuilding of considerable size which has much scope to be converted into residential (subject to the necessary consents). At present the outbuilding houses numerous useful storerooms.

There is a tin car port that lies by the parking area. The two paddocks wrap around the house and have the benefit of being old turf, with an open fronted timber field shelter, in need of repair, which would be subject to planning make an ideal spot for a stable block. This, with the combination of quiet rural lane hacking, makes the house ideal for the equestrian buyer.

Location

Hetherall has the most magical situation, located in the small, attractive hamlet of Hetherson Green, which is surrounded by rolling Cheshire countryside. The renowned Cholmondeley Arms public house, village shop/cafe and castle with historic gardens and parkland are all within a short drive.

The house is only 4 miles from the popular and historic village of Malpas with particular fine Gothic Church, two public houses, a bustling high street with a CoOp, coffee shops, doctors, dentist, restaurants and deli. The outstanding rated Bishop Heber High school and sixth form is situated on the outskirts of the village, together with Malpas Alport Primary school.



The popular village of Tarporley is only 10 miles distant, with the larger conurbations of Whitchurch, Nantwich and Chester, all within an easy commute. Chester offers a good selection of private schools with Abbey Gate, Kings and Queens. Further afield are the well renowned schools of Shrewsbury School, Ellesmere College, Moreton Hall and Packwood Haugh Preparatory School. Chester also allows for easy access to the motorway network providing a link to other north west and midlands conurbations and to Liverpool and Manchester airports.

Commuting further afield is made easy by a train station at Whitchurch with a direct connection to Crewe, with trains taking less than two hours regularly going to London Euston. There are also train stations in Nantwich and Chester. The proximity of the A49 and A41 facilitates a fast commute to Liverpool, Manchester and Shrewsbury.

The leisure opportunities are also excellent. Portal Golf Club and Carden Park Hotel and Spa both have championship golf courses and a range of other facilities. The nearby Bickerton Hills, is a stunning area offering elevated walking trails, dramatic sandstone ridges and far-reaching scenic viewpoints, further enhancing the appeal of this exceptional location. For the equestrian you have Kelsall and Tushingham Equestrian Centres close by as well as Delamere Forest which offers off road hacking.

Approx Distances in Miles

Malpas 4 m | Whitchurch 6.8m | Tarporley 10 m | Nantwich 10.2 m | Crewe 13.6 M | Chester 15.7m | Shrewsbury 28.3 m

Directions

Postcode: SY14 8EL

What 3 Words: intensely.bigger.rice

From Tarporley, take the A49 in a southerly direction for about 8 miles, bearing right at the crossroads onto Bickerton Road (leaving the Cholmondeley Arms public house located on your left). Drive through the woodland, taking the first left into Grotsworth Lane. Turn right at the first junction into Hetherson Green Lane and then take the first right, where the property will be seen immediately on your right-hand side.

Property Information

TENURE: Freehold

EPC: F

SERVICES: Mains water, electricity, septic tank drainage, no central heating.

LOCAL AUTHORITY: Chester West & Chester

COUNCIL TAX BAND: E, amount payable for 2026, £2,924.

AGENT NOTES:

- The plans & drone shots are for identification only and not be relied upon.
- Within 3 months of completion the buyer to erect a new post and rail fence between the points A and B on the plan and in any gateways and gaps in the boundary fenceline. The exact specification agreed in advance with the Estate.
- For the long term preservation of the character of the settlements within it's Estate boundary the Cholmondeley Estate asks for the following reservations and covenants.



Exceptions and Reservations:

- Mines and minerals.
- Right to use any sewers, drains, watercourses, pipes, cables, channels or conduits laid now or in the future and the power at any time to make connections, repair, renew, maintain and cleanse.
- Any necessary access rights for maintenance of adjoining property.

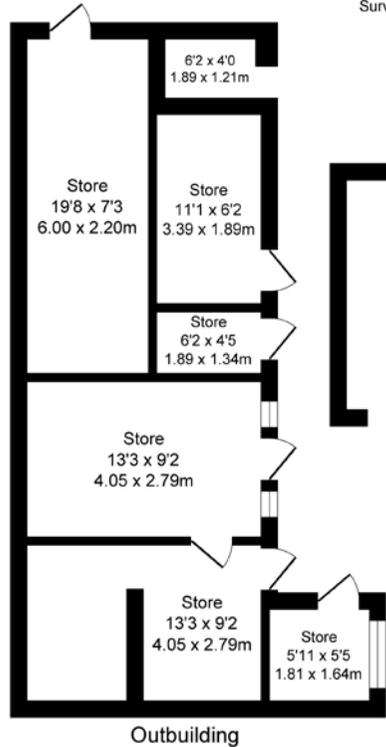
Covenants

- Not to build or allow to be built on the property any structure of any description or alter the buildings unless and until the plans and specification have been approved in writing by the seller, approval not to be unreasonably withheld. The principle is accepted that the house can be extended and the brick outbuilding can be converted into residential use ancillary to house. Also, that the timber outbuilding to the rear can be used for agricultural or equine purposes.
- Not to be a nuisance or annoyance to the owners or occupiers of any part of the seller's adjoining land.
- Not to park or allow to remain on the property any lorry, caravan, mobile home, boat or trailer without having previous written consent of the seller, unless concealed from the public highway.
- Not to whitewash or colourwash any part of the dwelling on the property not formerly so treated.
- Not to fell any trees, shrubs or hedges, except in accordance with good arboricultural practice, excluding the garden areas and the parking/turning area to the rear.
- To keep gardens properly cultivated.
- Not to display any poster, sign hoarding or advertisement on the property except as shall relate to its sale or letting.
- Not to interfere or disrupt services or conducting media laid to the adjoining property.
- Not to use the property or any part of it for any purpose other than as single private dwelling together with domestic garden grounds or equestrian use ancillary to the use of the dwelling.

Floorplan

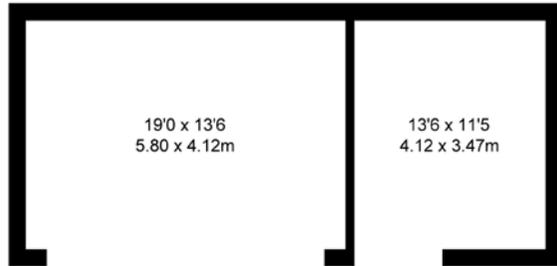
Total Approx Floor Area 1,934 sq ft (179.6 sq m)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

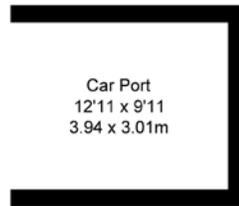


Outbuilding/Car Port/Field Shelter

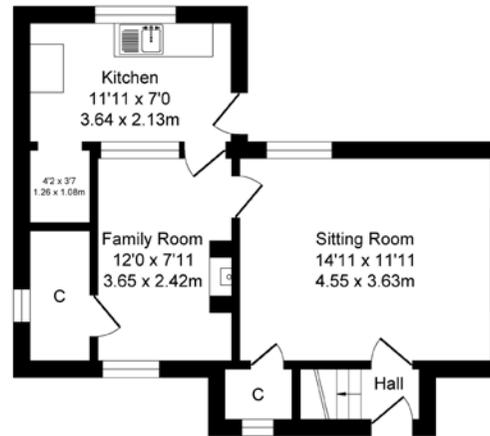
Approx. Floor Area 1121 Sq.Ft (104.1 Sq.M.)



Field Shelter

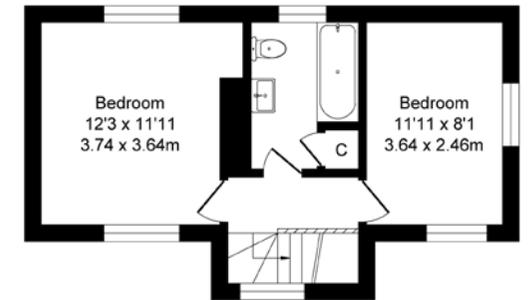
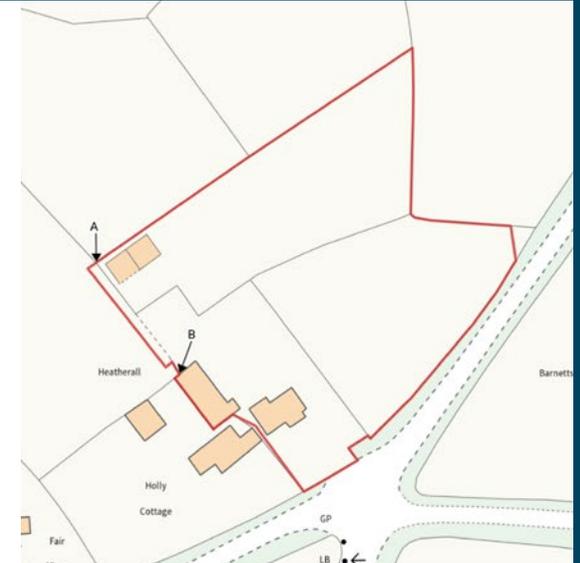


Car Port



Ground Floor

Approx. Floor Area 461 Sq.Ft (42.8 Sq.M.)



First Floor

Approx. Floor Area 352 Sq.Ft (32.7 Sq.M.)



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Shropshire (Head Office)

Address: Franks Barn, Preston on Severn, Uffington, Shrewsbury, SY4 4TB

Contact Number: 01743 709249

Website: larch-property.co.uk

Email: info@larch-property.co.uk

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