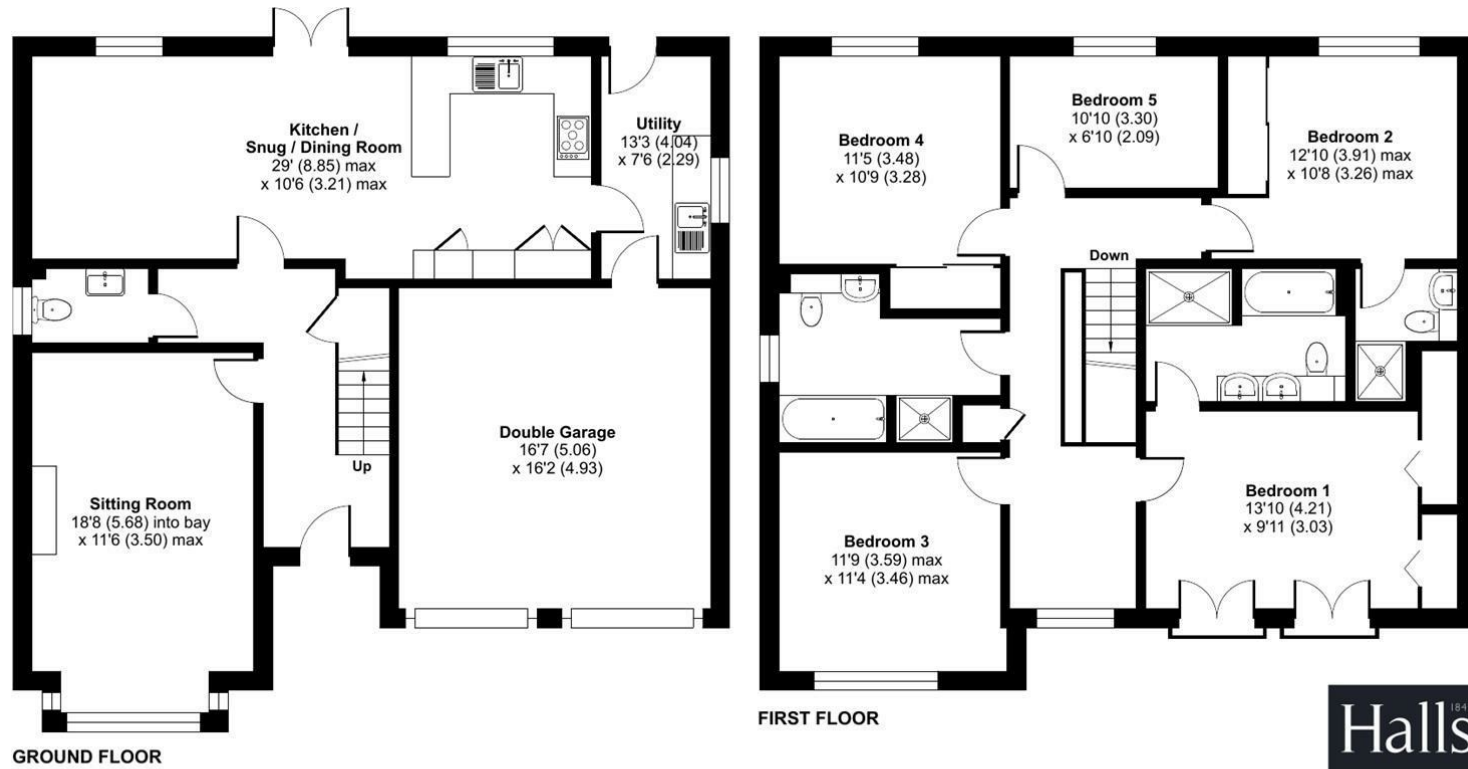


Approximate Area = 1802 sq ft / 167.4 sq m
Garage = 269 sq ft / 25 sq m
Total = 2071 sq ft / 192.4 sq m
For identification only - Not to scale

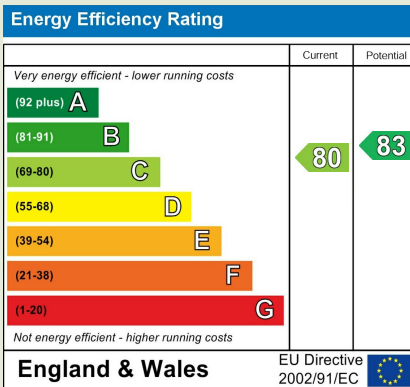


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Halls. REF: 1424088



15 HUGHES LANE

| MALPAS | | SY14 7FB



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@hallsgb.com

www.hallsgb.com

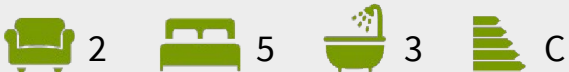


1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property 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. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

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.

This is a wonderful detached FREEHOLD family home located in a popular residential area of Malpas. The property is presented to an exceptional standard and has over 1,800ft² of accommodation. The property comprises reception hall, living room, large open plan kitchen/dining area/ family room. The ground floor also has a cloakroom with W.C and a utility room. There are five bedrooms and three bathrooms. It has landscaped gardens with far reaching views towards the Welsh Hills.

Offers in the region of £565,000



- **Spacious Detached Family Home**
- **Far Reaching Views to Welsh Hills**
- **Accommodation to 1,802 ft2**
- **Walking Distance to Malpas**
- **Close to Bishop Heber School**
- **Landscaped Rear Gardens**

LOCATION - MALPAS PREMIUM

Malpas 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 selling 15 Hughes Lane by private treaty.

There is a canopied front entrance porch with door that opens into the reception hall which has Amtico wood effect flooring and under stairs storage. There is a door to the cloakroom with a W.C, wash hand basin, Amtico floor and window. To the front is a living room with feature fire place and a walk in bay window. To the rear of the house is a large open plan kitchen / dining area / family room. The well appointed kitchen has a wide range of base units, storage cupboards, counter tops and drainer sink unit. There is an integrated fridge / freezer, dishwasher, Smeg Double oven and Smeg 5 ring gas hob. The kitchen, dining area and family room have Amtico flooring and windows and double doors to the landscaped rear gardens. Off the kitchen area is a very handy utility room with base units, counter top, drainer sink unit, plumbing for a washing machine and space for a tumble dryer. There is a window to the side, internal door to the garage and door to the rear garden.

Stairs ascend from the reception hall to the spacious 1st floor landing where there is enough space for a child's study / reading area. The master bedroom is to the front and has two sets of French doors with Juliet style balconies, two fitted wardrobes and a door to the modern and upgraded en-suite which has a large shower enclosure, separate panelled bath, W.C, vanity unit with two wash hand basins, towel radiator, floor and wall tiling. There is a guest bedroom to the rear with fitted wardrobes and windows with far reaching views towards the Welsh Hills. The guest bedroom has an en-suite with shower, wash hand basin and W.C. There are three further bedrooms and a large upgraded family bathroom that comprises shower enclosure, panelled bath, wash hand basin, towel radiator, floor and wall tiling. The property has gas fired heating and double glazed windows.



OUTSIDE & GARDENS

The property is accessed from Hughes Lane to a double width drive suitable for four cars and leads to the double garage which has up and over doors, power, lighting and internal access to the utility room. There is an area of garden to the front that is laid to lawn with a mature hedge to the pavement and a small flower border. There is access either from the house or down the side of the garage into the landscaped rear garden which has a large porcelain paved patio area, lawns, flower borders and a storage area down the far side of the house. There are wonderful views from the gardens towards the Welsh Hills.

DIRECTIONS

From the centre of Malpas, turn left into Hughes Lane and follow the road round to the right and the property is located on the left hand side.

WHAT 3 WORDS

///occupiers.stocky.pedicure

SCHOOLING - SOUTH CHESHIRE

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.



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 £30 (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.

AGENTS NOTE

We are aware that the land to the rear of the property has been earmarked for future development however no formal planning has either been submitted or granted yet.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1760 160326

COUNCIL TAX - CHESHIRE WEST

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

SERVICES - ALL

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

TENURE - FREEHOLD

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