



17 OLD HALL COURT

| MALPAS || SY14 8NE



This is a wonderful opportunity to acquire a three storey four bedroom home close to the heart of the village of Malpas. The property is being sold with NO CHAIN. The accommodation comprises entrance hall, two ground floor double bedrooms, shower room and utility. To the first floor is a living room and kitchen / diner and to the second floor are two further double bedrooms and a bathroom. There is a garage with parking space in front and an enclosed courtyard garden to the rear. The property has central heating and double glazed windows.

Fixed Asking Price £300,000



- Wonderful Spacious Town House
- Close to the Centre of Malpas
- Available with No Chain
- Spacious Accommodation
- Viewing Highly Recommended
- Courtyard Garden, Parking, Garage

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 instructed to sell 17 Old Hall Court by private treaty.

The property is tucked away on the popular Old Hall Court development close to the centre of Malpas. The property is being sold with NO CHAIN. The accommodation comprises a canopied entrance porch with tiled step and door into the entrance hall. There is a staircase and door into an inner hall giving access to two ground floor double bedrooms, shower room with shower enclosure, W.C and a wash hand basin. Off the inner hall is a door to the utility room with a drainer sink unit with cupboard beneath, plumbing for a washing machine and there is a stable door to the rear courtyard garden.

The stairs ascend from the entrance hall to the first floor landing where there is a door to an airing cupboard and door into the living room which has a feature brick fire place, exposed beams to the ceiling and windows to the rear overlooking the courtyard garden. To the front is a spacious kitchen / diner which comprises a range of base and wall mounted units, extensive worktops, drainer sink unit and space beneath the counter tops for a fridge, freezer and dish washer. There are exposed beams to the ceiling, a dining area and windows to the front.

Stairs ascend from the first floor to the second floor landing where there is a sky light that floods the top floor with light. There is a spacious double bedroom to the rear with a walk-in wardrobe, skylight to the rear and a wardrobe. There is also a double bedroom to the front with dormer style window with far reaching countryside views over the roof tops.

OUTSIDE AND GARDENS

The property is accessed from the high street of Malpas to the development and the property is located towards the end where there is a garage and a parking space to the front. To the rear of the house is an enclosed courtyard style garden with paved seating area, flower beds and gate to the rear.



DIRECTIONS

From Whitchurch drive out along Chester Road until you arrive at a roundabout. Take the 2nd for the A41 towards Chester. Turn left for Malpas just by the Horse & Jockey pub and follow the road for about 3 miles into Malpas. From Old Hall Street turn left into Old Hall Court which is located just past the new Co Op store. Follow the road round to the left and number 17 can be found on the right-hand side.

WHAT 3 WORDS

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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.

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.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1735 220126



COUNCIL TAX - CHESHIRE & CHESHIRE WEST

The property is in Band D on the Cheshire & Cheshire West 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.

The residents pay £10 per month which is paid to keep the area in front of the buildings clean and tidy. This is an unofficial service charge.

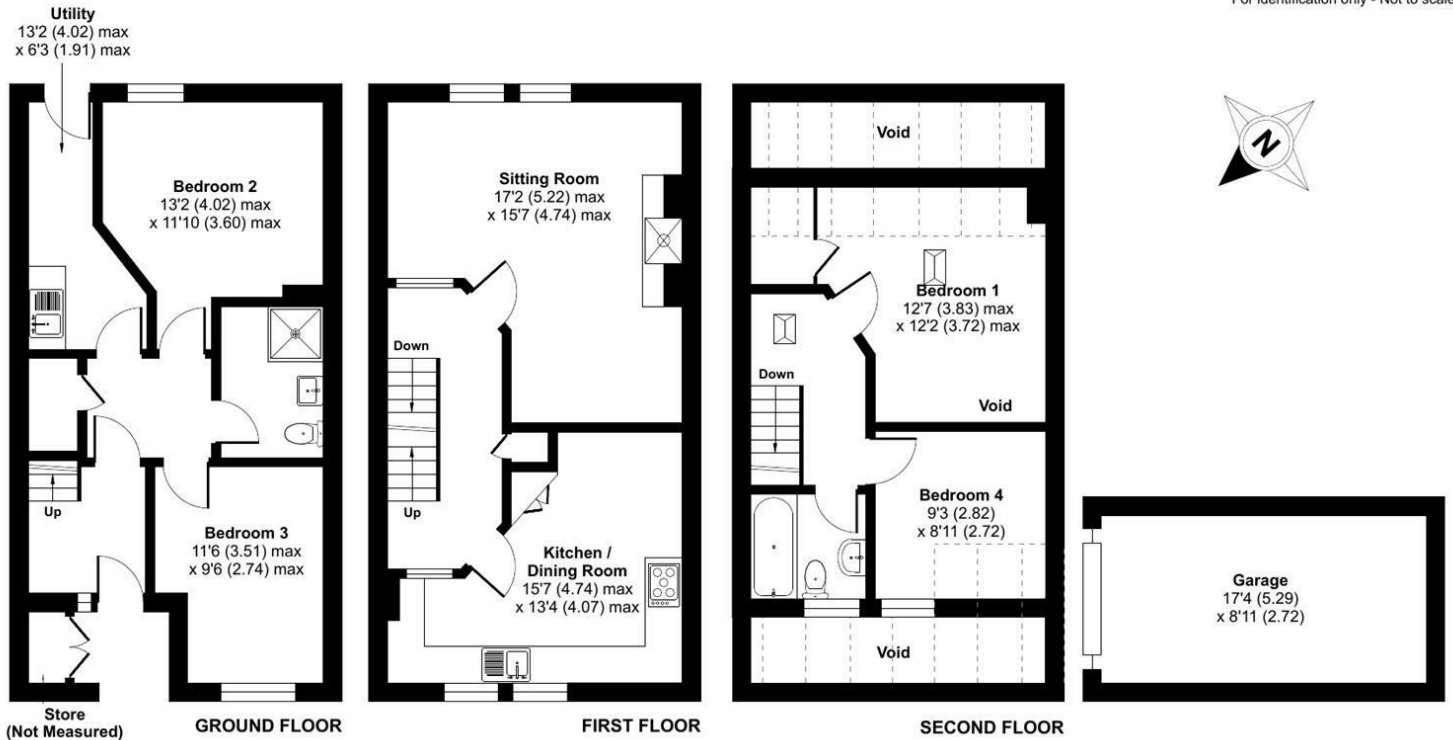
Approximate Area = 1222 sq ft / 113.5 sq m (excludes voids)

Limited Use Area(s) = 59 sq ft / 5.5 sq m

Garage = 155 sq ft / 14.4 sq m

Total = 1436 sq ft / 133.4 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). © nñche.com 2026. Produced for Halls. REF: 1395826



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	74	80
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

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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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