

Wychbrook Barn, Sarn, Malpas

CHESHIRE LAMONT









Wychbrook Barn,

Sarn, Malpas, SY14 7LN

This impressive family home benefits from a Versatile Self-Contained Guest Suite/Home Office, garaging for four cars and enjoys an idyllic setting including extensive gardens and grounds extending to approximately 2 acres which enjoy far reaching views over the surrounding countryside.

- Reception Hall, Living Room, Garden Room, Dining Room, Versatile Sitting Room/Study, Family Room open plan to 11.4m Extended Kitchen Diner, Utility Room, Cloakroom.
- Master Bedroom with walk in wardrobe and En-suite Shower Room, three further Double Bedrooms (two En-suite), Family Bathroom.
- Versatile Self-Contained large home office / studio.
- Double Garage with attached Workshop open plan to Versatile Hobby/Home Gym, two car Open Fronted Garage, the grounds extend to approximately 2 acres and include attractive well-presented gardens and a Pony Paddock
- Full Fibre broadband download speed 1600 Mbps.

Location

The prosperous village of Malpas has a bustling High Street, historic church and the highly sought after Bishops Heber High School. Outstanding walks can be enjoyed from the property or alternatively just a short drive to the Bickerton and Peckforton Hills 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.

Accommodation

An oak door opens to a tiled **Entrance Porch** which continues through into the **Reception Hall**, this gives access to all the principal living accommodation and a **Cloakroom**. An oak detailed staircase rises to the first floor, the well-proportioned **Living Room 5.8m x 5.1m** is finished with an oak floor which complements the exposed beamed ceiling.

A feature corner fireplace is fitted with a Clearview log burning stove set upon a tiled hearth and a set of glazed double doors open to the **Garden Room Extension 5.2m x 4.9m**, this is also finished with an oak floor and has an exposed king post truss to the vaulted ceiling. 180







degree views can be enjoyed over the gardens, and a set of glazed double doors give access to the rear garden. There is a **Versatile Everyday Sitting Room 3.3m x 3.0m** which could be utilised as a Study, beyond the Sitting Room there is a **11.4m Open Plan Kitchen Dining Room** which is semi-open plan to a cosy **Family Sitting Room 4.5m x 4.2m with Clearview Stove.** The stunning Kitchen Diner provides a kitchen area fitted with modern wall and floor cupboards complimented with 30mm quartz work surfaces which extend on a peninsular unit to provide a 4-person breakfast bar. Appliances include a four-ring induction hob, two Neff fan assisted ovens, undercounter fridge and wine chiller (a dishwasher could be fitted within the kitchen however the current vendors have their dishwasher and integrated larder fridge and two further integrated undercounter freezers in the adjoining Utility Room. Beyond the breakfast bar the Dining Area comfortably accommodates a ten-person dining table and larger if required, it is a particularly light room with a 3.5m x 1.5m picture windows and a set of bi-fold doors 3.5m x 2.0m allowing in an abundance of natural light. The bi-fold doors open onto an attractive courtyard garden with large, paved terrace creating the perfect al fresco entertaining space. Off the Kitchen there is a large **Utility Room 4.5m x 2.6m**, A new boiler was fitted in October 2023 which is under manufacturer's warranty until October 2030. This is also fitted with additional wall and floor cupboards, granite work surfaces and a Belfast style sink unit. There are two integrated undercounter freezers, integrated larder fridge along with space for a washing machine and dishwasher (as earlier mentioned in the kitchen description).

To the first floor there are Four large Double Bedrooms and Four Bath/Shower Rooms (three En-suite). The **Master Bedroom 5.9m x 5.4m** overlooks the both the front and rear gardens, has a 3.0m high vaulted ceiling and **Walk in Wardrobes/Dressing Room** which in turn gives access to the **En-suite Shower Room**.

















Both **Bedroom Two 4.1m x 3.8m** and **Bedroom Three 3.8m x 3.1m** overlook the rear garden and benefit from **En-suite Shower** facilities, Bedroom Three has built in wardrobes as does **Bedroom Four 4.9m x 3.5m**. The **Family Bathroom** includes a panel bath, separate shower enclosure, low level WC, wash hand basin with storage cupboards beneath and a heated towel rail.

Externally

A splayed walled entrance with five bar gate leads onto a briquette hard standing driveway with gravelled path area beyond giving access a **5.5m x 5.2m Open Fronted Timber Framed Carport** as well as a **Double Garage 7.5m x 5.3m** with attached **Workshop/Garden Implement Store 3.1m x 2.2m** and a versatile **Hobby Room/Gym beyond 4.6m x 3.8m**.

Above the Double Garage and Hobby Room there is a large home **Office /Studio** with shower room and toilet. The large **5.9m x 4.6m**





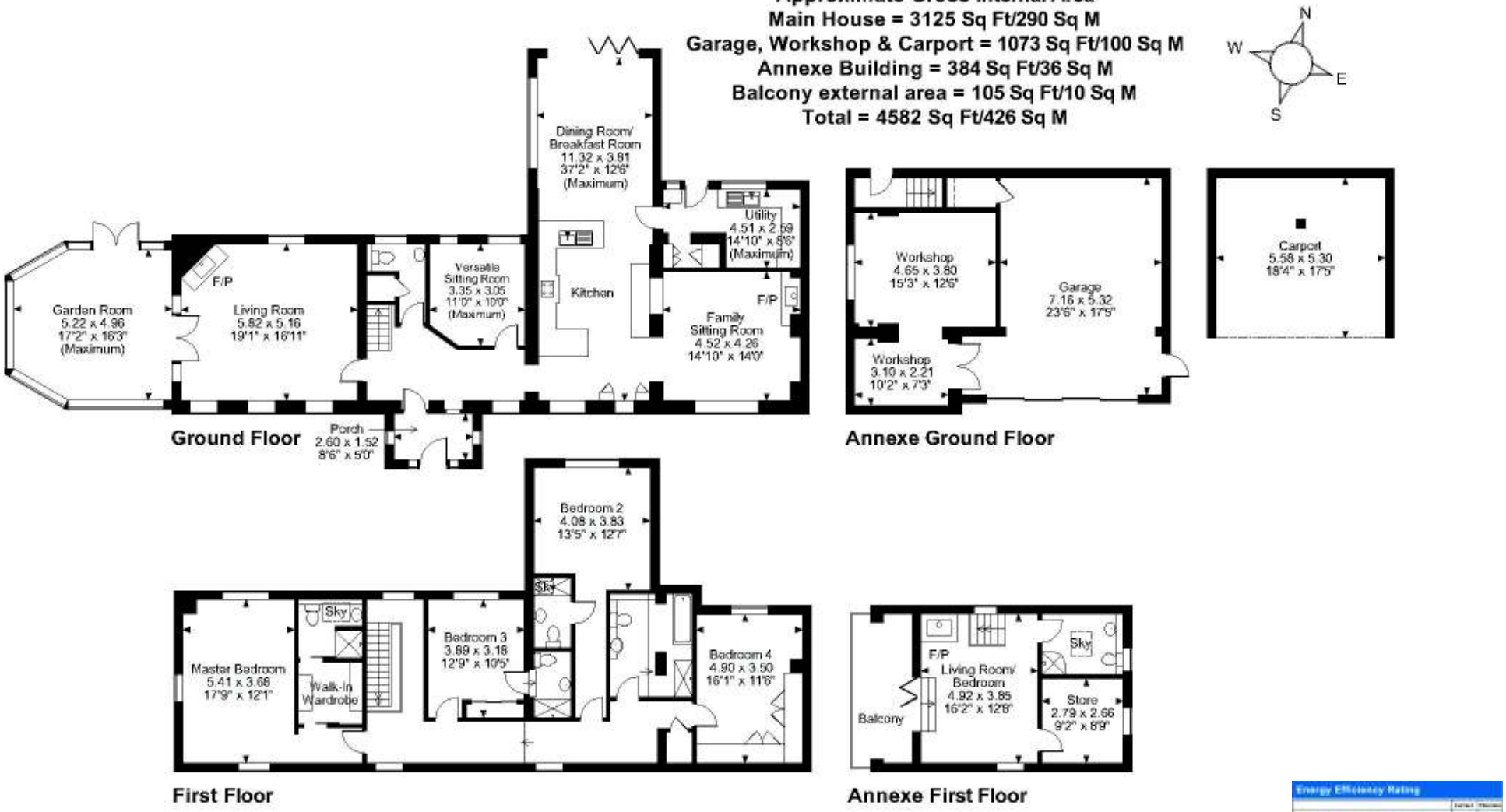
room features a Clearview log burning stove and bi-fold doors which open onto a **Covered Balcony 5.0m x 2.0m**
This overlooks the gardens and countryside beyond, there is also a **Shower Room** with WC and wash hand basin as well as the provision for a **Kitchen 2.7m x 2.6m** and subject to consent from the relevant authorities the Hobby Room and Garage could also be partly or wholly converted to create additional accommodation. The gardens and grounds extend to approximately 2 acres, these are principally laid to lawn incorporating stocked borders and an attractive brook with bridge which feeds into the River Wych. The River Wych runs along the Northerly boundary of the property. Directly accessed from the Kitchen/Diner there is an attractive enclosed courtyard and entertaining garden which includes a large, paved Sitting/Entertaining Area with lawned gardens beyond overlooking fields. Within the gardens there is a timber framed **Mower Shed 4.5m x 2.5m**, a lean to corrugated **Log Store** and a **Chicken Run** enclosure. Beyond the gardens there is a small pony paddock.

Directions
What Three Words App trim.wired.voltage
From the monument on Malpas High Street leave the village along Church Street which becomes Wrexham Road (B5069), follow this road for three miles and at the village shop in Threapwood turn left into Chapel Lane. At the next T junction turn left into Sarn Road, follow this road for 0.75 of a mile passing over the sandstone bridge and turn immediately right into Cae Lica Lane. The property is accessed off the second driveway on the right.

Agents Note
Prospective purchasers should be aware that the property is subject to Welsh property tax as opposed to English Stamp Duty.





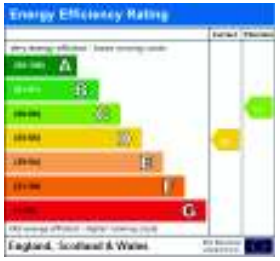


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The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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Services (Not tested)/Tenure

Septic Tank which is certified compliant to 2020 regulations, Oil Central Heating, Mains Water and electricity.

Viewings

Strictly by appointment with Cheshire Lamont Tarporley.



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.

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