



**FOR SALE**

Offers in the region of £699,995

The Willows Chapel Lane, Threapwood, Malpas, Cheshire, SY14 7AX

The Willows is a spacious detached single storey cottage with gardens and land that extend to just under 3.5 acres. It is located in the popular village of Threapwood which is close to Malpas. The cottage comprises hall, cloaks with W.C, 3 reception rooms and a utility room. There are 4 double bedrooms and 2 bathrooms, oil fired heating and double glazed windows. There are large gardens to the front & rear, ample car parking and a stable block and yard leading onto the land.





- Large Detached Family Home
- Land to Just Under 3.5 Acres
- Hall, 3 Reception Rooms, W.C
- Breakfast Kitchen, Utility Room
- 4 Bedrooms, 2 bathrooms
- Large Gardens and Lots of Parking
- Stables, Yard & Close to Malpas
- Good Road Access to Chester

#### LOCATION

The Willows is located in the village of Threapwood which is 3 miles from Malpas. Malpas is a picturesque English country village, recorded in the Domesday Book, with a fine gothic church (St Oswalds) and buildings in a mixture of architectural styles. It has a good range of shops, pubs and restaurants and Bishops Heber is a popular secondary school situated on the outskirts of the village.

The property is only 22 miles from Crewe where there is a regular rail service to London Euston (from 1 hour 34 minutes) and Manchester Piccadilly (from 43 minutes).

There are well-regarded private schools in the region including King's and Queen's schools in Chester, Shrewsbury School, Ellesmere College, Moreton Hall and Packwood Haugh Preparatory School.

The City of Chester (13 miles) is one of the north west's leading retail and commercial centres serving a catchment area extending from Manchester to Shrewsbury and covering the whole of North Wales.

Chester also gives access to the motorway network providing a link to other north west and midlands conurbations and to Liverpool and Manchester airports.

#### BRIEF DESCRIPTION

The Willows is a spacious single storey cottage with equestrian facilities. The accommodation comprises entrance hall, dining room cloaks with W.C, sitting room, breakfast kitchen, inner hall, family room and utility room. There are 4 double bedrooms and 2 bathrooms and it has oil fired heating and double glazed windows. The cottage, gardens and land extend to just under 3.5 acres in total.

There is a stable block with 7 timber framed stables, stable yard and 3 paddocks.

#### ACCOMMODATION COMPRISES

Canopied front entrance porch with quarry tiled step, uPVC front entrance door leads into the reception hallway.

#### DINING ROOM

11'9" max x 7'3" min x 18'5" max x 7'6" max (3.58m max x 2.21m min x 5.61m max x 2.29m max)  
Tiled effect vinyl flooring, radiator, inset spotlights, door to cloaks.

#### CLOAKROOM

White suite, low flush W.C, wash hand basin, towel radiator, window.

#### SITTING ROOM

21'3" max x 12'7" max (6.48m max x 3.84m max)  
Double glazed French doors, window to rear garden, radiator and inset spotlights.

#### BREAKFAST KITCHEN

17'5" x 11'9" (5.31m x 3.58m)  
Comprising a range of traditional style base and wall units, worktops, ceramic sink and drainer inset, mixer tap, integrated full height fridge, integrated dishwasher, 4 ring electric hob, double oven, windows to front and rear overlooking gardens, inset spotlights, radiator.

#### INNER HALL

Window to the front and doors into the utility and family room.

#### UTILITY

9'1" x 6'1" (2.77m x 1.85m)  
Base and wall units, space and plumbing for a washing machine, stainless steel drainer sink unit, store cupboard.



Ground Floor  
1669 sq.ft. (155.0 sq.m.) approx.



TOTAL FLOOR AREA : 1669 sq.ft. (155.0 sq.m.) approx.

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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Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



#### FAMILY ROOM/ SNUG

17'5" x 10'3" (5.31m x 3.12m)

Window to front, French door to rear garden, radiator.

#### BEDROOM ONE

15' x 13'5" (4.57m x 4.09m )

Sliding patio doors, inset spot lights, built in wardrobe, vinyl floor tiles, radiator.

#### EN SUITE

White suite comprising walk in shower enclosure, pedestal wash hand basin, W.C, vanity unit, towel radiator, window, inset spotlights, wood effect laminate flooring.

#### BEDROOM TWO

11'8" x 10'7" (3.56m x 3.23m)

Leaded window, radiator.

#### BEDROOM THREE

11'8" x 10'8" (3.56m x 3.25m)

Picture window, radiator.

#### BEDROOM FOUR

10'9" x 10'9" (3.28m x 3.28m)

Picture window, radiator.

#### FAMILY BATHROOM

White suite comprising panelled bath with shower over, W.C and wash hand basin.

#### OUTSIDE

The property is accessed from Chapel Lane through electric gates to a large gravelled drive suitable for many vehicles. The front garden is laid to lawn with flower borders and there is a large garden store shed set on a paved hard standing. There is access to the stables and the yard from the drive.

The rear garden is laid to lawn with flower borders and a range of plants trees and shrubs. There is a further garden store shed to the side and a kitchen garden to the bottom of the garden.

#### STABLES & YARD

11 x 10 (3.35m x 3.05m)

There are 7 timber framed stables in total and they measure 11' (3.35m) x 10' (3.05m) each and have power. There is also water supply in the yard together with parking for a small horsebox and vehicle.

#### LAND

From the stable yard there is a paddock which leads to the 2nd paddock and from there there is also access into the larger of the 3 paddocks which also has its own direct road access. There is a water trough mid way along the Northern boundary and in the opposing corner is a pond.

#### VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW  
Telephone 01948 663230

You can also find Halls properties at [rightmove.co.uk](http://rightmove.co.uk) & [Onthemarket.com](http://Onthemarket.com)  
WH1530 020725

#### DIRECTIONS

From Whitchurch drive out on the A41 and at Grindley Brook turn left by the Horse & Jockey pub. Follow the road towards Malpas and once in Malpas turn left into Church Street (by monument). Follow the road for about 3 miles and turn left just past the shop into Chapel Lane and the property is about 400 metres down on the right hand side.

What 3 Words: rationing.manly.carry

#### COUNCIL TAX - CHESHIRE WEST

The property has a Council Tax Band of F. For further enquiries contact <https://www.cheshirewestandchester.gov.uk/residents/council-tax>

#### SERVICES

We believe that mains water and electricity are available to the property. The property has a private drainage system and the heating is via an oil fired boiler to radiators.

#### TENURE - FREEHOLD

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

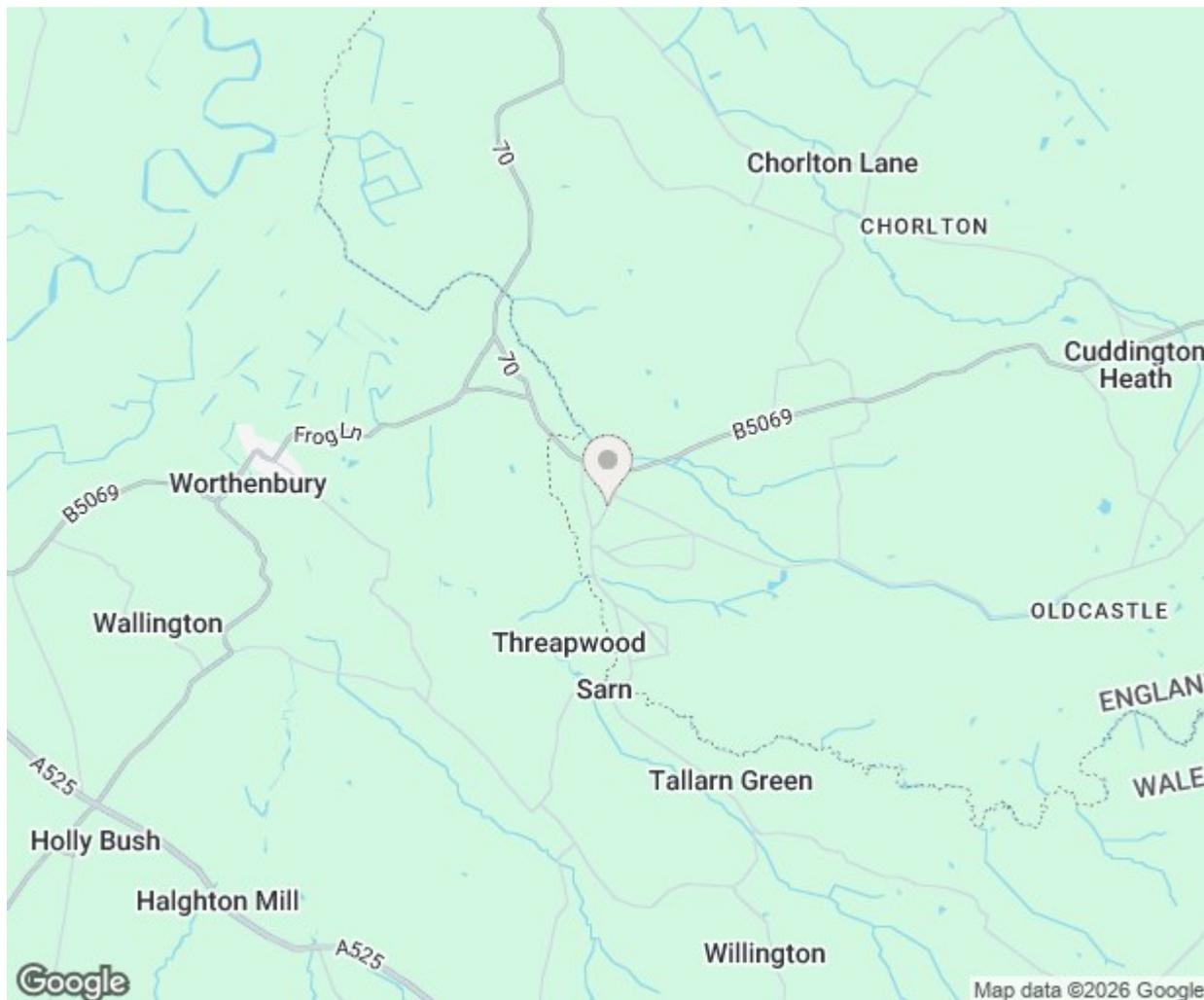
#### ANTI-MONEY LAUNDERING (AML)

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.



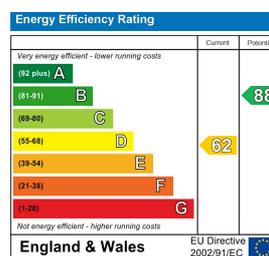
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**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

## Energy Performance Rating



01948 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@halls.gb.com



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