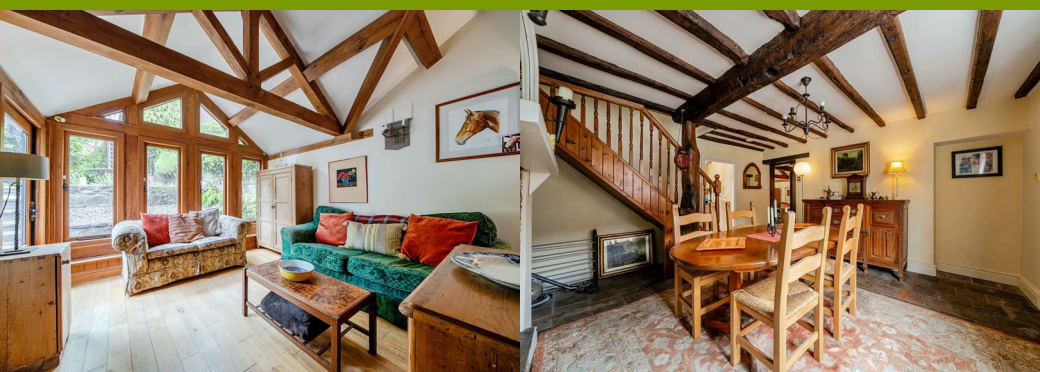


Halls 1845

GLEBE COTTAGE CHURCH STREET

MALPAS || SY14 8PW



This charming Grade II listed, 17th century cottage is situated in the idyllic South Cheshire village of Malpas and was re modelled in the 19th century. The property enjoys wonderful views, enclosed private gardens and an enviable position with parking. The property still retains many of its original features including exposed timber framing, quarry tiled floors, open fireplaces. The property comprises a large reception hall / diner, a study area, cloaks with W.C., sitting room, a garden room, kitchen, a bathroom and two bedrooms.

Fixed Asking Price £400,000



- Charming 17th Century Cottage
- No Upward Chain, Period Features
- Three Reception Rooms, Study, W.C
- Kitchen, Two Double Bedrooms
- Large Bathroom, Parking
- Enclosed Private 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 instructed to sell; Glebe Cottage by private treaty.

Glebe Cottage is a Grade II listed property was originally built in the 17th century and was re modelled in the 19th century to as it is today. The property still retains many of its original features including exposed timber framing, quarry tiled floors, open fireplaces. The property comprises a large reception hall / diner with feature fireplace with log burning stove. Off this is a small study area which then leads to a cloaks with W.C. There is a sitting room to the front with a gas fired stove (not tested) and to the rear is garden room with feature exposed timbers and double-glazed windows and door that overlook the courtyard and rear garden. Off the hall / diner is a kitchen to the rear with a wide range of cupboards, granite work tops, drainer sink unit, oven hob and an integrated fridge freezer. There are windows and a stable door to the courtyard and gardens.

The stairs ascend from the sitting room to the spacious 1st floor landing. There are two double bedrooms to this floor with the main bedroom having exposed wall timbers and fitted wardrobes. Off the landing is a spacious family bathroom with panelled bath, separate shower, low flush W.C and wash hand basin. The property has gas fired heating with a recently replaced boiler with Hive system. The windows to the rear are double glazed.

OUTSIDE & GARDENS

The property is accessed off Church Street to a cobbled drive. There is also a cobbled area to the front of the property. The drive continues to a large garage which has space for a car and workshop / storage. The garage has power , water, lighting, gas fired boiler and a personnel door from the garage to the courtyard. There is access down the side of the garage to the rear garden or from the house itself. There are lawns, paved sittings areas, flower borders and mature trees providing privacy and cover.



DIRECTIONS

From Whitchurch drive out on the A41 and turn left at Grindley Brook and follow the road up into Malpas. When you arrive in the village turn left into Church Street, Drive up the road passing the church and the property is located on the right hand side.

WHAT 3 WORDS

///anguished.bouncing.picked

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.

VIEWING ARRANGEMENTS

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

COUNCIL TAX - CHESHIRE WEST & CHESTER

The property is in Band D on the Cheshire West Council Register.

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.



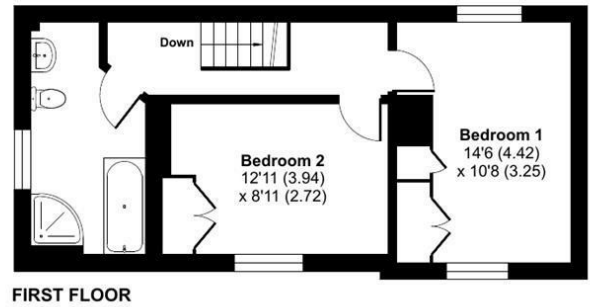
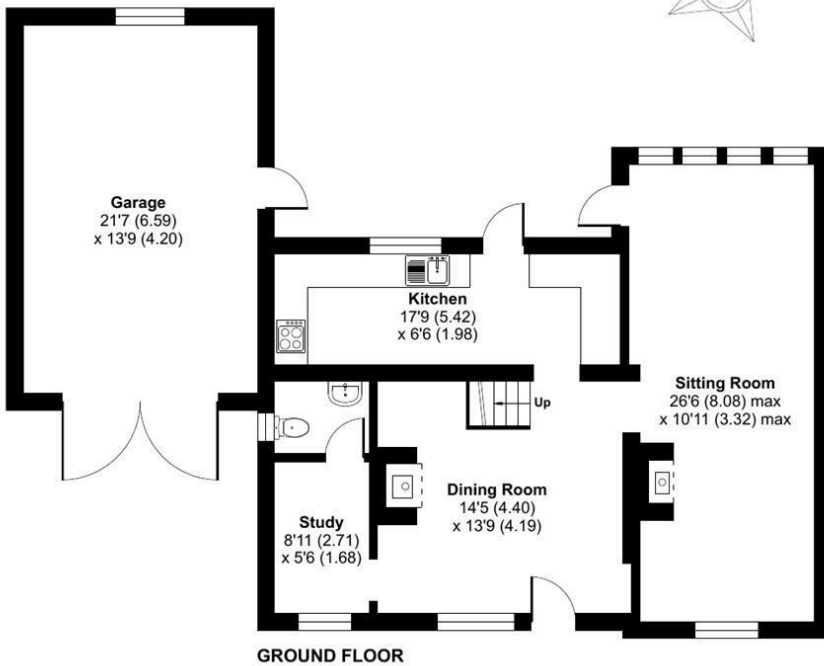
SERVICES - ALL

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

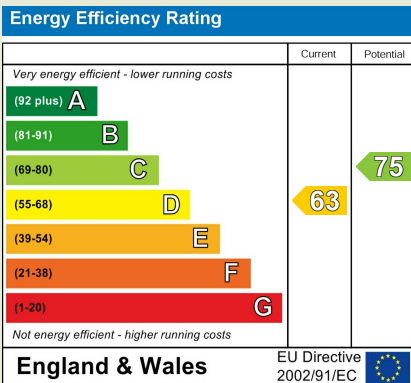
TENURE - FREEHOLD

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

Approximate Area = 1168 sq ft / 108.5 sq m
 Garage = 298 sq ft / 27.6 sq m
 Total = 1466 sq ft / 136.2 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: 1467235



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@halls.gb.com

www.halls.gb.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.

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