



CHESHIRE
LAMONT

Chorlton Lane Malpas

Wheelwrights Cottage

Chorlton Lane

Malpas, SY14 7ER

Significantly improved and maintained since 2023, including new kitchen, bathroom and flooring, this delightful Three-Bedroom character cottage offers well-proportioned living and bedroom accommodation set within attractive walled cottage style gardens which includes a home office.

- New kitchen, bathroom, damp proof course and private drainage (compliant to 2020 regulations) along with numerous general maintenance improvements creating a turn key property
- Entrance Hall, Living Room, Kitchen Diner, Cloakroom.
- Three generous Bedrooms, Bathroom.
- Secluded walled cottage style gardens, insulated and double-glazed Home Office building.
- Rural hamlet location offering attractive country walks from the property yet conveniently located for the facilities of Malpas 2.5 miles and Tilston 3 miles.

Location

The property is a short drive to the prosperous village of Malpas with its bustling High Street, historic church and the highly sought after Bishop Heber High School. Outstanding walks can be enjoyed from the property or alternatively, it is 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, padel, football, hockey and rugby clubs as well as horse riding schools.

Accommodation

A part glazed panel front door opens to a central **Entrance Hall** with staircase rising to the first-floor accommodation, doors off give access to the Living Room and Kitchen Diner. The well-proportioned **Living Room 4.8m x 3.7m** has a number of features including a reclaimed wood block floor, eight-foot ceiling heights, exposed ceiling timbers, central fireplace fitted with a Clearview log



burning stove set upon a stone hearth and glazed double doors opening to the gardens. The **Kitchen Diner 6.0m x 3.8m** was re-fitted in 2023 with modern wall and floor cupboards, quartz worksurfaces and marble splashbacks, there is a range cooker with 5 burner gas hob (LPG) and double oven with extractor above, integrated dishwasher, space for a freestanding fridge freezer and plumbing for a washing machine. There is also a useful understairs **Housekeepers Cupboard**. Oak flooring runs throughout and continues within the rear hallway, this gives access to the garden and a **Cloakroom** fitted with low level WC and wall mounted wash hand basin.

First Floor

To the first floor there are Three Bedrooms and Bathroom. **Bedroom One 3.8m x 3.3m** has retained an original feature cast iron fireplace and has a walk-in wardrobe off. **Bedroom Two 3.4m x 2.8m** is a further double bedroom overlooking the front. **Bedroom Three 2.8m x 2.5m** overlooks the garden to the side and has panelled effect walls. The **Bathroom** is fitted with a panelled bath with shower facility above, pedestal wash hand basin, low level WC, heated towel rail, and finished with an oak floor.

Externally

The front boundary is walled and incorporates a pedestrian gate which opens to the front garden, this is principally paved and leads up to the front door. A side gate gives access to the attractive cottage style side/rear garden, this is also walled and principally laid to lawn incorporating stocked borders, and a strategically positioned patio area which catches the sun for the majority of the day. There is a timber framed **Garden Shed** and an insulated **Home Office building 3.8m x 2.8m**. This is plastered, has double glazed windows and power points.

Services/Tenure

Oil Fired Central Heating, Mains Water, Electricity, Private Drainage shared with the neighbouring property (compliant with 2020 regs). Freehold.

Viewing

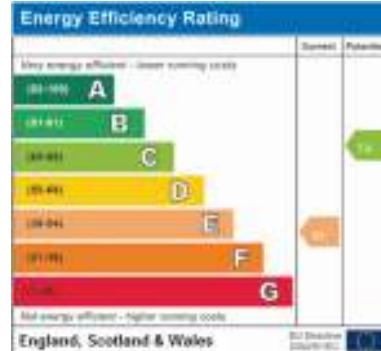
Through Cheshire Lamont's Tarporley office.

Directions

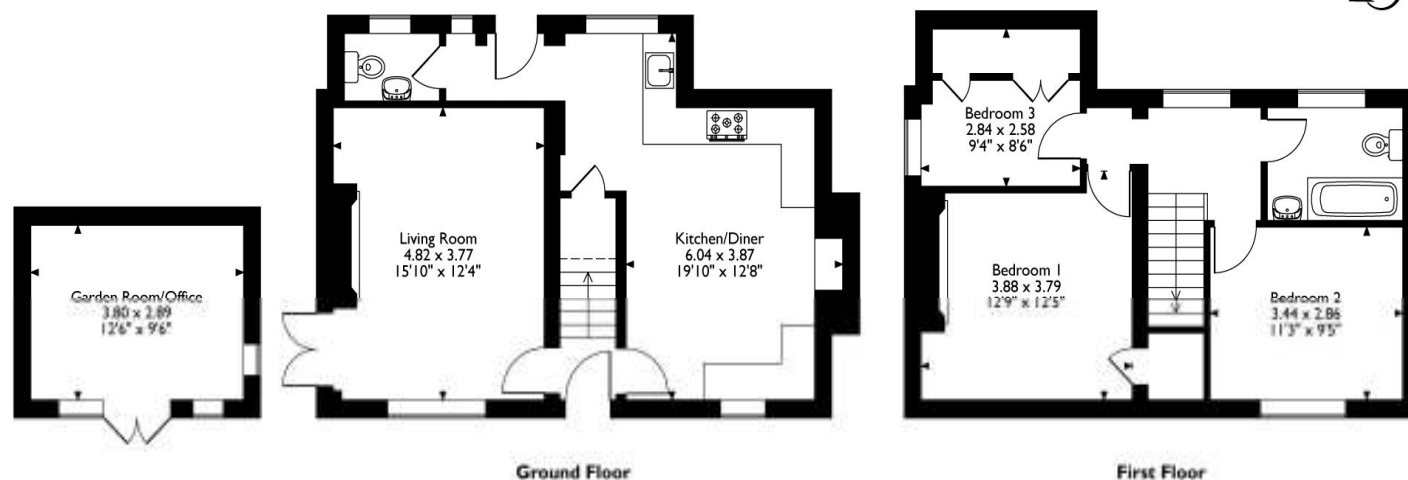
What3Words: educates.impulses.passports

From the centre of Malpas village proceed down the High Street turning right into Church Street which turns into Wrexham Road. After approximately 0.9 miles turn right at the Cuddington Village sign, signposted towards Chorlton and Shocklach. Continue along this road for approximately 1.2 miles and upon entering the village of Chorlton, turn right and the property will be observed immediately on the right-hand side.





Approximate Gross Internal Area
Main House = 1022 sqft/95 sqm
Outbuilding = 118 sqft/11 sqm



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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