WIGLAND VIEW 9 CHURCH STREET

MALPAS | CHESHIRE | SY14 8NU

Wigland View is a wonderful spacious attached town house close to the centre of Malpas. The property has off street parking, gardens, summer house, home office and workshop. The property comprises an entrance hall, sitting room, diner / family room, kitchen, utility and cloakroom with W.C. There are four bedrooms and a family bathroom. There are far reaching views from the two back bedrooms and the property has gas heating and double glazed windows.

Offers in the region of £299,995

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- **Spacious Family Home**
- **Close to Centre of Malpas**
- **Walking Distance to Heber School**
- **Countryside Views**
- **Off Street Parking**
- **Range of Useful Outbuildings**

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 Wigland View by private treaty.

The property was formerly a school and then a dance hall. It was turned into a home in the 1970's. It is accessed off Church Street and there is a side entrance door that opens into the reception hall which has tiled floor and door into the sitting room which has an open fire, wood laminate flooring and door to a store room. There are double doors into a spacious dining / family room which has windows to the side and the rear. There are steps down from the dining area into the kitchen which has a vaulted roof with velux sky lights. The kitchen comprises a range of base and wall mounted units, work tops and a drainer sink unit. There is space and plumbing for a washing machine, electric oven & hob and space for a fridge freezer.There are windows and door to the rear garden. There is also a utility room off the hall and this has plumbing for washing machine, tiled floor, storage space window to the side. Off the utility is a cloakroom with a W.C and wash hand basin.

Stairs ascend from the hall to the 1st floor landing where there are fitted book shelves and a feature balustrade. The master bedroom and the bedroom two are located at the rear of the house and have wonderful far reaching views and fitted hanging rails and shelving, There are two further bedrooms and a family bathroom which comprises a p shaped bath with shower over, low flush W.C and wash hand basin. There is a window to the side and towel radiator. The property has double glazed windows and gas fired heating.

Outside & Gardens

The property is accessed off Church Street through a set of double gates to a drive that leads down the side of the house to the rear gardens and wonderful covered seating area. There is a summer house with power and heating, timber framed home office which has power and insulation. Adjacent to this is a timber framed workshop with power and lighting. There are also further storage areas within the garden. Please note that there is a garage which is owned by a neighbouring property and they have a right of access through the gates and the drive.

Directions

From the centre of Malpas close to the monument drive up Church Street for about 50 metres and there is a set of gates on left which opens to the property.

What 3 Words

///twinkling.studs.dandelions

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 £36 (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.

Council Tax - Cheshire West

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

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1820 150626

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.

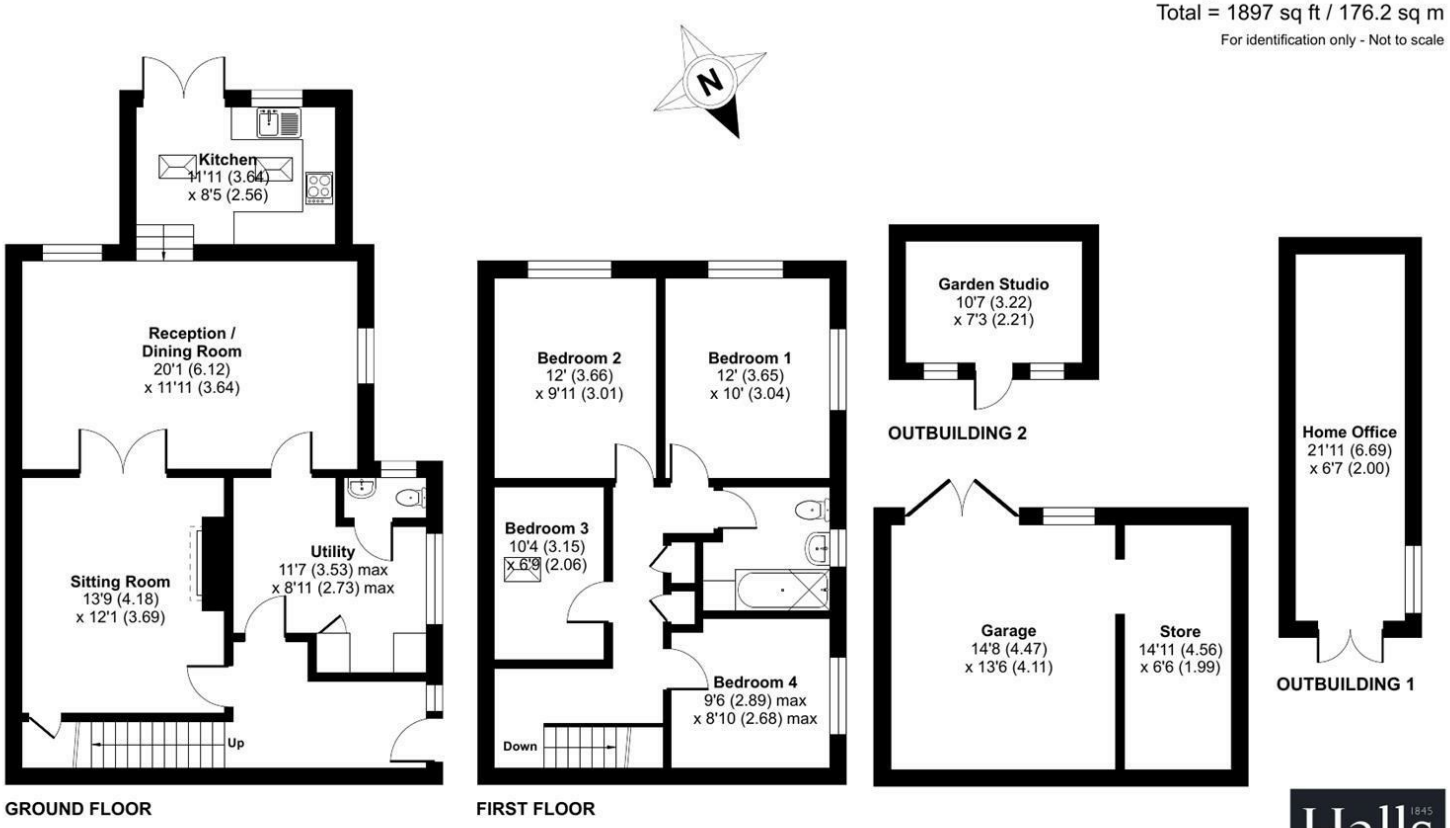
Services - All

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

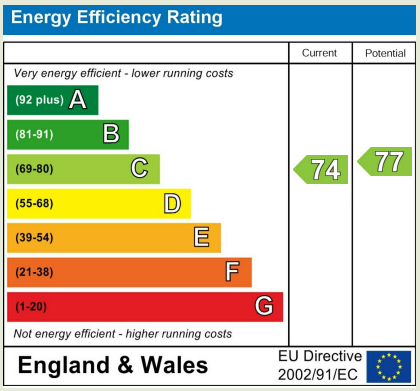
Tenure - Freehold

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

Approximate Area = 1377 sq ft / 127.9 sq m
Garage = 299 sq ft / 27.8 sq m
Outbuildings = 221 sq ft / 20.5 sq m
Total = 1897 sq ft / 176.2 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). ©nichecom 2026. Produced for Halls. REF: 1480840



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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.

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