



**CHESHIRE
LAMONT**

Old Coach Road, Nomans Heath, Malpas

2 Broomy Bank Cottage

Old Coach Road, Nomans Heath,
Malpas, SY14 8EB

(with paddock available by separate negotiation)

This extended three bedroom semi-detached cottage has been extensively renovated by the current vendors for their own enjoyment, and sits in a generous garden plot offering attractive views. The property benefits from air source central heating and solar panels. There is a ¼ acre paddock that can also be made available within 200 metres of the property subject to separate negotiation.

- Living Room, large L-shaped extended Open Plan Kitchen/Dining/Family Room, Cloakroom
- Three Bedrooms, well-appointed Shower Room
- Generous garden plot, timber framed Carport, versatile timber framed Outbuilding (potential home office/workshop)
- ¼ acre paddock available by separate negotiation within 200m of the property

Location

The property is situated within walking distance of the rural hamlet of Nomans Heath and just 2.5 miles from 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 just a short drive to the Bickerton and Peckforton Hills (3 miles) where one can pick up the Sandstone Trail (within 30m of the property) 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 canopied storm porch sits above a part glazed panel front door. This opens to an entrance vestibule with staircase rising to the first floor and door off leading into a well-proportioned **Living Room 5m x 3.3m**. This has a bay window overlooking the front garden and a cottage style fireplace which potentially could be flued for a log burning stove (the current stove is in situ for aesthetic purposes and not included in the sale). To the rear of the property there is a large extended L-shaped



Kitchen/Dining/Family Room 6m x 5.4m. The **Kitchen** is extensively fitted with wall and floor cupboards and complimented with rolltop works surfaces incorporating a sink unit with boil tap and a four-ring ceramic hob with extractor above and oven beneath. There is a matching centre island finished with a granite worksurface and creating a two person breakfast bar. Appliances include a fridge freezer, dishwasher and wine chiller. Within the **Dining/Family Area** there are glazed double doors opening onto the garden. There is also a useful **Storage Cupboard** and **Cloakroom** off fitted with low level WC, wash handbasin and heated towel rail.

First Floor

To the First Floor there are three Bedrooms and a well-appointed Shower Room. **Bedroom One 3.4m x 3.5m** offers attractive view to the front of the surrounding countryside. **Bedroom Two 3.3m x 2.2m** and **Bedroom Three 2.6m x 2.2m** both overlook the rear. The well-appointed **Shower Room** includes a large shower enclosure with both a mains shower facility and an electric shower facility, there is a wash handbasin with storage cupboards beneath and low-level WC with enclosed cistern. There are a number of useful storage/toiletry cupboards along with a mirror medicine cupboard and heated towel rail.

Externally

A double width driveway runs up to a timber framed **Carport** with additional parking space to the side. The front garden is principally laid to lawn. This continues up the side of the property beyond which there is an outside alfresco entertaining area. The enclosed rear garden is also principally laid to lawn incorporating a paved patio area. The rear garden backs onto a small copse of trees. There is also a versatile **Outhouse** 3.6m x 2.6m which could be utilised as a home office or workshop as it includes a cold water supply with sink unit, numerous electric power points and electric light.

Paddock Land

The vendor owns, under a separate title, a small paddock 0.25 of an acre approximately 200 metres down the lane and is prepared to sell this with the property, subject to negotiation

Services: Mains water, electricity, air source central heating system, private drainage, electricity supplemented with solar panelling.

Tenure: Freehold.

Viewing: By appointment through Cheshire Lamont's Tarporley office.

Directions:

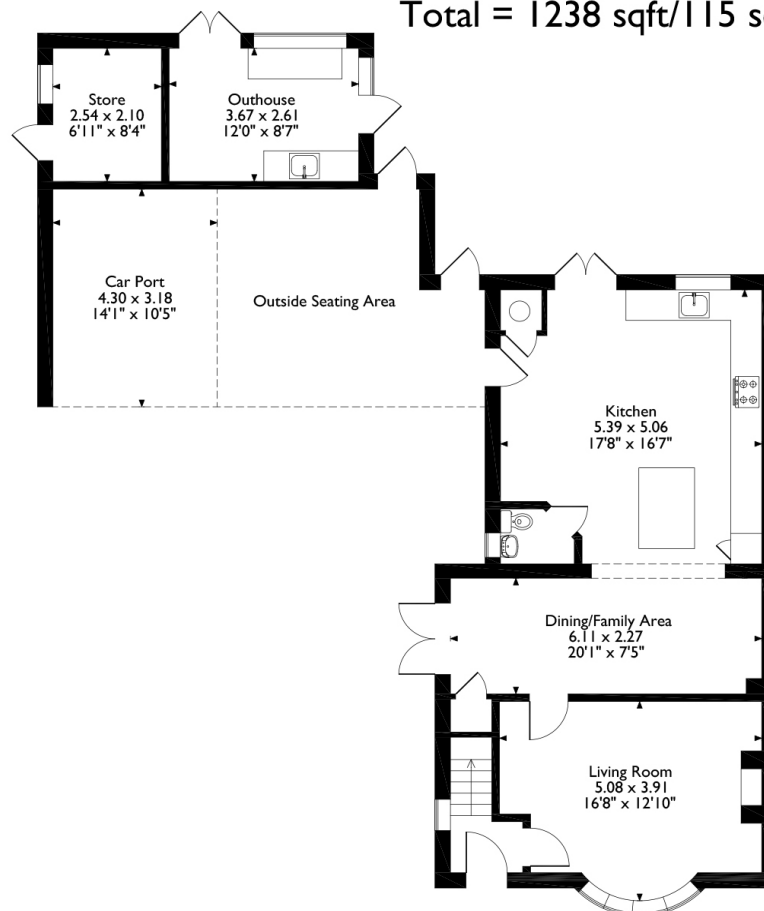
What3words - feel.tractor.producers

From Chester, head South on the A41 Whitchurch Road. Proceed straight over the Broxton roundabout (where it interchanges with the A534 Nantwich/Wrexham Road). Continue to the next roundabout at Hampton Heath which has the Shajahan Indian Restaurant, continue along the A41 towards Whitchurch for a further mile turning left into Old Coach Road. Proceed up Old Coach Road and the property will be observed after a short distance on the right hand side.

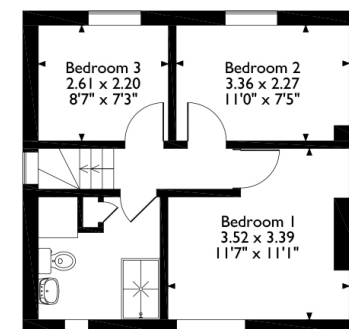




Approximate Gross Internal Area
Main House = 1077 sqft/100 sqm
Annexe = 161 sqft/15 sqm
Total = 1238 sqft/115 sqm



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

CH01 Ravensworth 01670 713330

www.cheshirelamont.co.uk

7 Chestnut Terrace
Tarpорley
Cheshire CW6 0UW
Tel: 01829 730700

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441