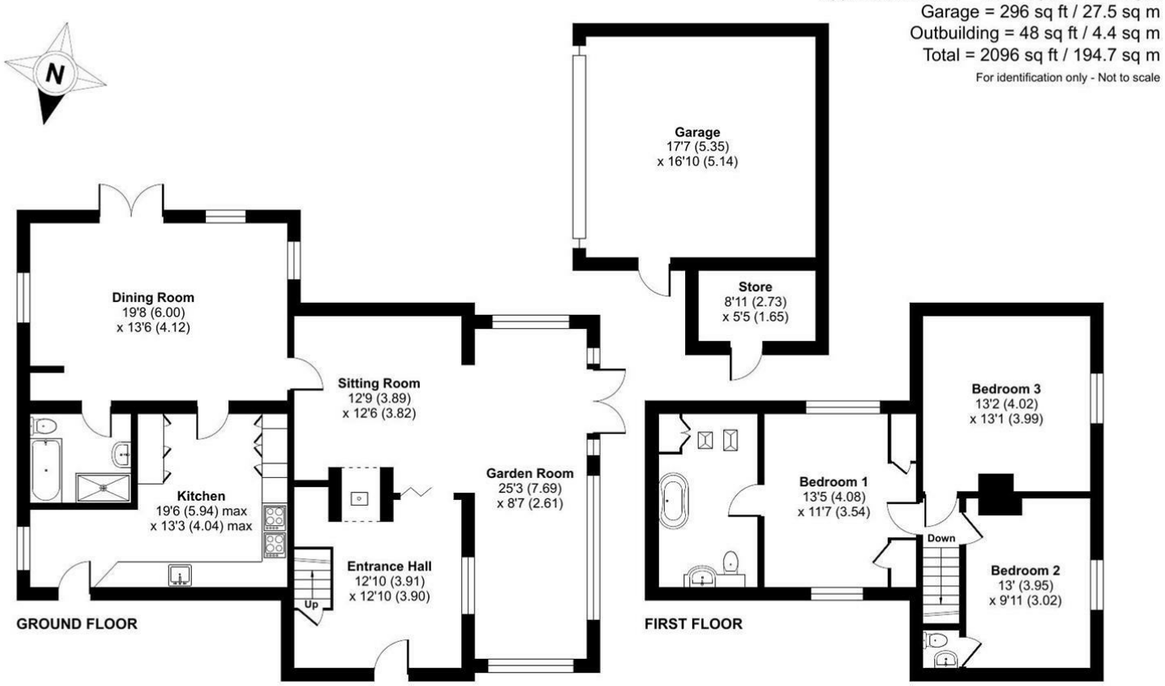
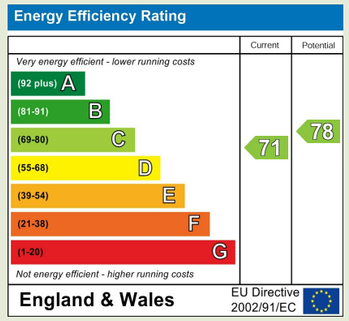
Approximate Area = 1752 sq ft / 162.8 sq m
Garage = 296 sq ft / 27.5 sq m
Outbuilding = 48 sq ft / 4.4 sq m
Total = 2096 sq ft / 194.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1535431





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.

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The Property Ombudsman

WHITCHURCH SALES

St Marys Arcade 13 - 17 High Street | Whitchurch | Shropshire | SY13 1AX

01948 663230 whitchurch@hallsgb.com

www.hallsgb.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.** Property particulars, photographs, images, videos and other marketing materials may be created, enhanced or generated using artificial intelligence (AI) and other digital technologies. They are for illustrative purposes only and should not be relied upon as an exact representation of the property. Prospective buyers and tenants should verify all information through inspection and appropriate enquiries. **6.** Where any references are made to planning permission or potential uses, such information is given by Halls Holdings Ltd in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **7.** 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. **8.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser. **9.** 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. For further information, please contact Halls Holdings Ltd on 01743 450700.



BEECH TREE COTTAGE 2 | BACK LANE

NOMANS HEATH | MALPAS | CHESHIRE | SY14 8DP







Beech Tree Cottage is a charming, unlisted and spacious detached family home located in the village of Nomans Heath. The accommodation comprises a reception hall, sitting room, garden room, dining room, kitchen and ground floor bathroom. To the 1st floor are three bedrooms, en-suite bathroom and en-suite W.C. There are large gardens, ample parking detached double garage and garden shed / workshop. The house has double glazed windows and central heating.

Fixed Asking Price £400,000



4 3 2 C

- **Charming Detached, Unlisted Spacious Cottage**
- **Has a Wealth of Characterful Features**
- **Four Reception Rooms, Kitchen**
- **Three Bedrooms & Two Bathrooms**
- **Large Landscaped Gardens, Village**
- **Ample Car Parking, Double Garage**

Location

Beech Tree Cottage is situated within the rural Cheshire village of Nomans Heath, a popular village located approximately two miles east of Malpas and around five miles north-west of Whitchurch. The village enjoys a peaceful countryside setting whilst being particularly well placed for access to the surrounding towns and road networks. Nomans Heath has a village shop/Post Office together with a number of local amenities, whilst the wider parish is predominantly rural in character.

The property is conveniently positioned for access to the A41, providing excellent communication links towards Whitchurch, Chester and the wider North West. The A41 now bypasses the village, allowing convenient access to the principal road network without the former through traffic.

The nearby market town of Malpas, approximately two miles away, provides a useful range of everyday amenities, including shops, cafés, public houses, doctors, leisure facilities and schools. Local schooling includes Malpas Alport Endowed Primary School, with Bishop Heber High School also located in Malpas. There are also a number of other primary schools within the surrounding rural area, including Tushingham-with-Grindley, Bickerton and Tilston.

Whitchurch, approximately five miles to the south, provides a wider range of shopping, recreational and educational facilities together with a railway station offering connections towards Chester, Shrewsbury and beyond. The location therefore offers an appealing combination of village living, countryside surroundings and excellent accessibility, making Beech Tree Cottage an ideal home for those seeking character, space and potential in a highly desirable part of Cheshire.



Brief Description

Halls are delighted to be instructed to sell Beech Tree Cottage by private treaty.

Beech Tree Cottage is an attractive and characterful, unlisted detached property which dates back to the mid-19th century and was formerly a smallholding within the village. Over the years, the property has been sympathetically extended and adapted to create a spacious and versatile family home, whilst retaining a wealth of character and charm.

The accommodation is approached through a welcoming reception hall which leads through to the sitting room. A particularly attractive feature is the fireplace with a double-sided log burning stove, providing a focal point to both the reception hall and sitting room. There is also a large garden room providing an excellent additional reception space with views and access towards the extensive gardens.

The dining room is ideally positioned for family entertaining and leads through to the kitchen, which is fitted with a range of base and wall units, ample work surface and a range-style cooker. Completing the ground floor is a useful bathroom.

To the first floor there are three good-sized double bedrooms. The principal bedroom benefits from its own en-suite bathroom, whilst the second bedroom has an en-suite W.C. and wash hand basin. The accommodation provides considerable flexibility and could readily suit a growing family, those working from home or buyers looking for additional space for guests.

The property benefits from mains electricity, water and drainage, central heating and double-glazed windows.



Outside & Gardens

Outside, Beech Tree Cottage is approached from Back Lane over a substantial driveway providing parking for a number of vehicles, together with ample space for a caravan or motorhome. There is a detached double garage with an attached store, providing excellent storage and workshop facilities.

The gardens are a particular feature of the property, being extensive and running parallel with Back Lane. They provide a good degree of privacy and offer plenty of space for outdoor entertaining, children's play areas, gardening and a variety of other uses. Furthermore, subject to obtaining the necessary planning permissions and consents, there appears to be considerable potential for the provision of a self-contained annexe or potentially a separate building plot, making this an exciting proposition for buyers looking for a property with future possibilities.

Directions

From Whitchurch drive out on the A41 towards to Chester for about 3 miles and turn left signposted for Nomnans Heath. Drive into the village and at the 1st mini roundabout turn left and follow the road up the hill and round to the right into Back Lane. The property can be found on the right hand side just past the turning for Cholmondeley Rise.

What 3 Words

///rave.excusing.spelled

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 East 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.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1862 140926

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.