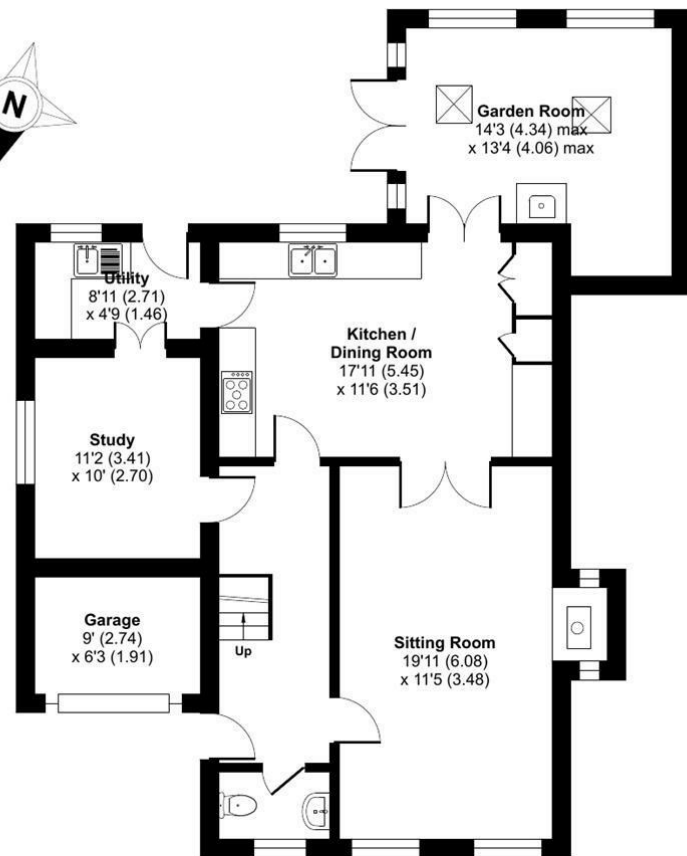
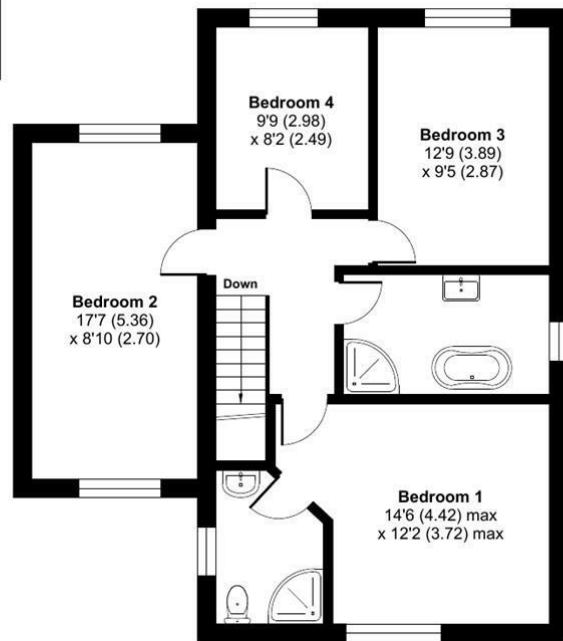




GROUND FLOOR



FIRST FLOOR

Approximate Area = 1675 sq ft / 155.6 sq m
Garage = 56 sq ft / 5.2 sq m
Total = 1731 sq ft / 160.8 sq m
For identification only - Not to scale



2 BARNMOORE CLOSE | MALPAS | CHESHIRE | SY14 8HR



This wonderful and spacious detached family home is located at the end of a private cul de sac close the centre of Malpas. The property an EPC Rating of A and has 24 solar panels, 15kwh's battery system and EV charging points. The property has a reception hall, living room with Inglenook, garden / family toom, study, breakfast kitchen, utility and W.C. There are four double bedrooms and two modern bathrooms. Parking for 4 cars and a private garden with hot tub & gazebo.

Fixed Asking Price £450,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	99	99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

8 Watergate Street | Whitchurch | Shropshire | SY13 1DW

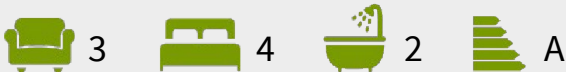
01948 663230 ✉ whitchurch@halls.gb.com

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.



- **Spacious Detached Family Home**
- **Solar Panels & Battery System**
- **Walking distance to Malpas Centre**
- **Large Landscaped Gardens,**
- **Parking for Four Cars, EV Chargers**
- **Viewing Highly Recommended**

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 2 Barnmoore Close by private treaty.

The property is presented to a high standard and includes wooden parquet and solid wooden flooring to the ground floor, Solar system with 15kwh's of batteries that automatically switch over in the event of a power cut. There is a new side entrance door that opens into the reception hall which has inset ceiling lighting, door to cloaks with W.C and wash hand basin. There is a large living room with feature Inglenook fireplace with Clear View stove on a raised tiled hearth and with windows to either side. There are further windows to the front and side.

Double doors from the lounge lead through to the spacious breakfast kitchen. There are a wide range of base and wall mounted units, granite work tops, double Belfast style sink, electric range style cooker, integrated dishwasher and space for an American style fridge freezer. There are windows to the garden and door to a utility room with laundry facilities and a back door. Off the kitchen are double doors to a wonderful garden / family room which has a feature Clear View stove, vaulted ceiling, windows and doors to the rear gardens. Also off the ground floor is a door to the study with a window to the side.

The stairs ascend from the hall to the 1st floor landing. The master bedroom is to the front with space for wardrobes, window to the front and door to the en-suite shower room. The modern suite comprises a large shower enclosure, low flush W.C and vanity unit with wash hand basin. There are floor and wall tiles, towel radiator and window. There are three further double bedrooms all with space for wardrobes and there is a modern and spacious family bathroom with a free standing oval bath, large shower enclosure, vanity unit with wash hand basin, low flush W.C and heated towel radiator. There is a window, floor and wall tiles and inset spotlights.

The property has a gas fired central heating system, recently replaced upvc double glazed windows (except for the garden room).



OUTSIDE & GARDENS

The property is accessed from the end of the cul de sac to a block paved drive suitable for four cars. The drive continues to the garage. The garage has been converted to provide a store room to the front part with the solar controls and battery system. The rest of the garage now forms the study. There are two EV charging points to the side of the garage. There is access down either side of the house to the enclosed rear gardens which comprise lawns, flag paved patio and hot tub with gazebo.

DIRECTIONS

From the centre of Malpas drive out on Chester Road and turn right into Greenfields Lane and then the 1st right into Barnmoore Close and the property is located at the end.

WHAT 3 WORDS

///supporter.reduction.helper

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.

COUNCIL TAX - CHESHIRE WEST

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

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1763 090326



SCHOOLING - SOUTH CHESHIRE

Bishop Heber High is an 'Outstanding' secondary school (Ofsted, 2011), situated within easy walking distance from the property. The local junior school is also close by. 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.