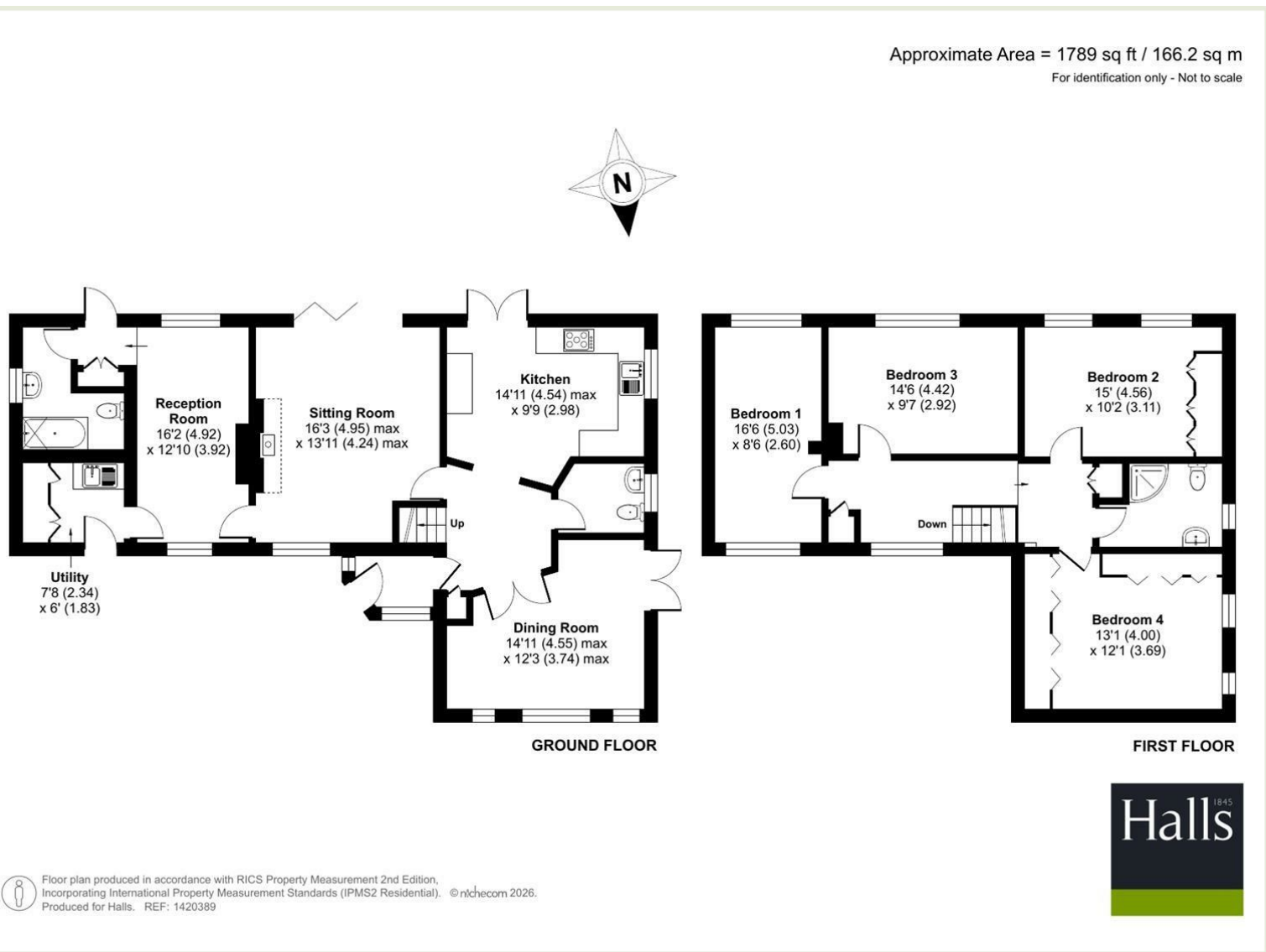
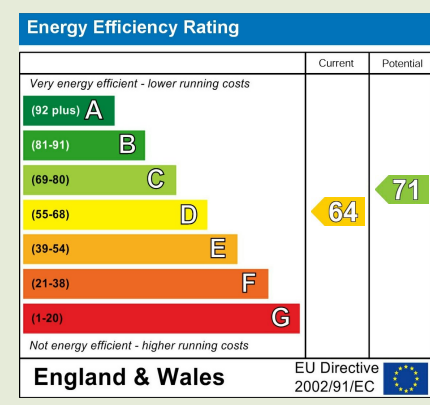




BROOKWOOD COTTAGE HIGHER WYCH WIGLAND | MALPAS | CHESHIRE | SY14 7JR



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

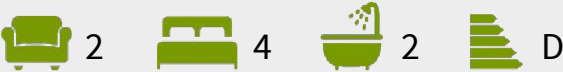
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1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars 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.



Brookwood Cottage is a charming, detached cottage with idyllic countryside views. The accommodation comprises a welcoming reception hall, living room, dining room, family room and breakfast kitchen, along with a ground floor bathroom and utility. To the first floor are four well-proportioned double bedrooms and a spacious family shower room. Set within generous gardens with ample parking, the property also benefits from approved planning permission for further enhancement, offering an excellent opportunity to acquire a home that combines character, space and future potential. Viewing is highly recommended.

Offers in the region of £575,000



- Charming Spacious Detached Cottage
- Wonderful Countryside Views
- Generous Gardens & Ample Parking
- Versatile Accommodation
- Approved Planning Permission
- Viewing Highly Recommended

LOCATION

Higher Wych is a truly rural location standing approximately 3 miles from the popular Cheshire village of Malpas which also offers facilities for daily requirements together with renowned primary and secondary schools.

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 Brookwood Cottage by private treaty.

Brookwood Cottage is a spacious and charming cottage which measures 1800ft2. There is a front entrance porch that opens into the reception hall. There is a wonderful living room with brick fireplace with a newly installed Clear View stove. The living room has bi fold doors that have a great view over the gardens and countryside. Also to the ground floor is a dining room with windows and double doors, family room, storeroom with drainer sink unit, door to the front and door to the boiler and airing cupboard. There is a charming breakfast kitchen with a wide range of cupboards, Belfast sink, work tops, oven and hob, breakfast bar and window to the side and double doors to the gardens. Off the hall is a door to the cloakroom which has a W.C and laundry facilities. There is a small rear hall with door to the garden, door to the family room and a door through to a modern ground floor bathroom comprising panelled bath with shower over, wash hand basin, W.C, towel radiator and window to the side.

The stairs ascend from the hall to the first-floor landing where there are windows with views up to the coppice. There are four double bedrooms with the rear bedrooms having wonderful views over the gardens and surrounding countryside with vast rolling fields. Off the landing is a large family shower room with large corner shower, low flush W.C and wash hand basin. The property has oil fired heating and double-glazed windows.

OUTSIDE & GARDENS

The property is accessed from the lane to a shared private drive. This drive leads to a parking area suitable for three or four cars. There are steps and a ramp that lead down to the property. There is a paved area to the front of the house with a log store, and to the side is a greenhouse and two sheds. The main area of gardens is to the rear and comprise a large, paved patio, lawns, flower borders and a fenced off area with sunken pond and water feature.

PLANNING PERMISSION

Planning permission was granted in April 2025 for a first-floor side extension and a series of enhancements including Juliet balconies and solar panels - offering excellent future potential.

25/00003/FUL | (02-01-2025) Status: Approved



DIRECTIONS

From Malpas drive out on the Old Malpas Road heading towards Whitchurch. Turn right sign posted Higher Wych and follow the road for about 2 miles. As the road drops down the hill into Higher Wych there is a turning on the right signposted for Bank Farm Barn. Turn right and the parking area is on the left and there is a sign saying Brookwood Cottage.

WHAT 3 WORDS

///flags.cherub.political

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.

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 E on the Cheshire East Council Register.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1

SERVICES

We believe that mains water and electricity are available to the property. The heating is via an oil fired boiler to radiators. Drainage is to a septic tank.

TENURE - FREEHOLD



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