WHITE COTTAGE

LOVE LANE | MALPAS | SY14 7DQ

Halls 1845

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Malpas 0.5 miles | Whitchurch 7 miles | Nantwich 14 miles | Chester 16 miles
(all mileages are approximate)

A CHARMING, DETACHED COUNTRY COTTAGE WITH LANDSCAPED GARDENS TO 0.75 OF AN ACRE. THE COTTAGE IS WITHIN EASY REACH TO THE CENTRE OF THE VILLAGE OF MALPAS.

Charming Detached Country Cottage
Large Landscaped Gardens, Outbuildings
Versatile Accommodation over Two Floors
Large Drive with Ample Parking, Garage
Close to the popular village of Malpas

Halls 1845

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Nestled along the sought-after Love Lane, just a mile from the heart of the highly desirable village of Malpas, White Cottage is a delightful, detached family home that perfectly blends timeless character with generous living space. Measuring just under 1,400 sq ft, this attractive white rendered cottage has been lovingly maintained and retains an abundance of original features, creating a warm and welcoming home that is ready to be enjoyed. Adding further appeal, the property is offered to the market with NO ONWARD CHAIN, making it an ideal opportunity for buyers looking to move without delay.

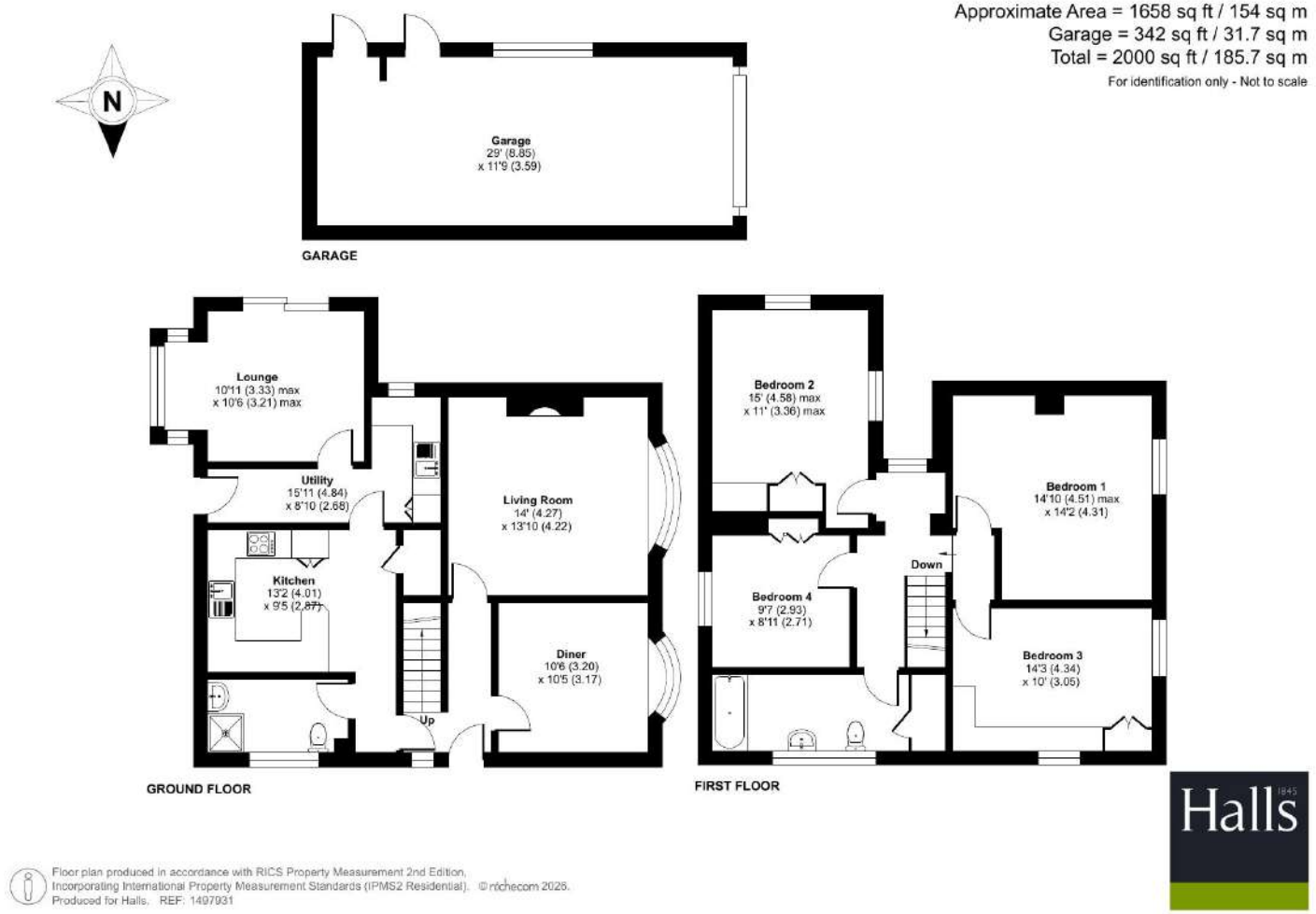
SITUATION

White Cottage enjoys an enviable position approximately one mile from the centre of Malpas, one of South West Cheshire's most desirable villages. Known for excellent schooling, independent shops, welcoming pubs, restaurants and doctors' surgery, Malpas has recently received national recognition after being named amongst The Sunday Times' Best Places to Live in the UK for 2025. Malpas is steeped in history, centred around its 12th Century church, whilst the nearby Bickerton and Beeston Hills provide some of Cheshire's finest walking routes and panoramic views. The renowned Bolesworth Estate hosts an exciting calendar of prestigious events, including the internationally acclaimed Bolesworth Horse Show.
The nearby market town of Whitchurch offers an excellent range of supermarkets, independent retailers, leisure facilities and everyday amenities. The property also enjoys excellent transport links, with convenient access to Chester, Wrexham, North Wales and the wider Northwest via the A41. Chester provides extensive shopping, leisure and business facilities together with direct motorway connections and rail services.

PROPERTY

The well-balanced accommodation is perfectly suited to modern family life whilst retaining its traditional charm.

Approximate Area = 1658 sq ft / 154 sq m
Garage = 342 sq ft / 31.7 sq m
Total = 2000 sq ft / 185.7 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: 1497931

PROPERTY

An inviting entrance hall leads through to a formal dining room, ideal for entertaining, whilst the elegant sitting room centres around a characterful open fireplace, creating a cosy retreat during the cooler months. A separate family room offers excellent versatility and could equally serve as a playroom, home office or snug.

The kitchen which has a wide range of units and worktop space has windows to the gardens, under stairs store and is complemented by a useful adjoining utility room. There is also a ground floor shower room, adding practicality to the home's thoughtful layout.
To the first floor are four well-proportioned bedrooms, comprising three comfortable doubles and a generous single bedroom, all served by a family bathroom. The property further benefits from oil-fired central heating and double-glazed windows throughout.

OUTSIDE AND GARDENS

Outside, White Cottage continues to impress. A gated entrance from Love Lane opens onto an extensive driveway providing parking for numerous vehicles, which extends to a useful carport and detached tandem garage. The beautifully landscaped front gardens create an attractive first impression and feature a charming model railway, offering a truly unique focal point.

The generous rear gardens are a particular highlight, providing an idyllic setting for families and keen gardeners alike. There is ample space for a productive kitchen garden, chicken coop and composting area, making the property well suited to those seeking a more self-sufficient lifestyle. A substantial insulated garden room, currently utilised as a 'man cave', offers endless possibilities as a home office, studio, gym or hobbies room, whilst additional garden storage sheds provide excellent practicality. Beyond the gardens, the property enjoys delightful open views across the surrounding countryside towards the Welsh Hills, creating a wonderful backdrop throughout the seasons.

SCHOOLING

Within a short drive are a number of highly rated state and private schools including Bishop Heber, Kings, Queens and Abbey Gate Schools as well as Packwood Haugh and Moreton Hall.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water and electric. Drainage is provided to a septic tank and heating is via an oil-fired boiler.

LOCAL AUTHORITY

Cheshire West & Chester Council.

COUNCIL TAX & EPC RATING

Council Tax Band - F
Current EPC Rating - E

DIRECTIONS

What3Words ///resettle.bounding.scoping.

From Malpas drive out on the Tilston Road and after about ½ a mile turn left into Overton Heath Lane and then left again into Love Lane and the cottage is located on the bend on the right hand side.

RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

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. 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.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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 checks on all property purchasers. The charge for these checks is £36 (including VAT) per purchaser.

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