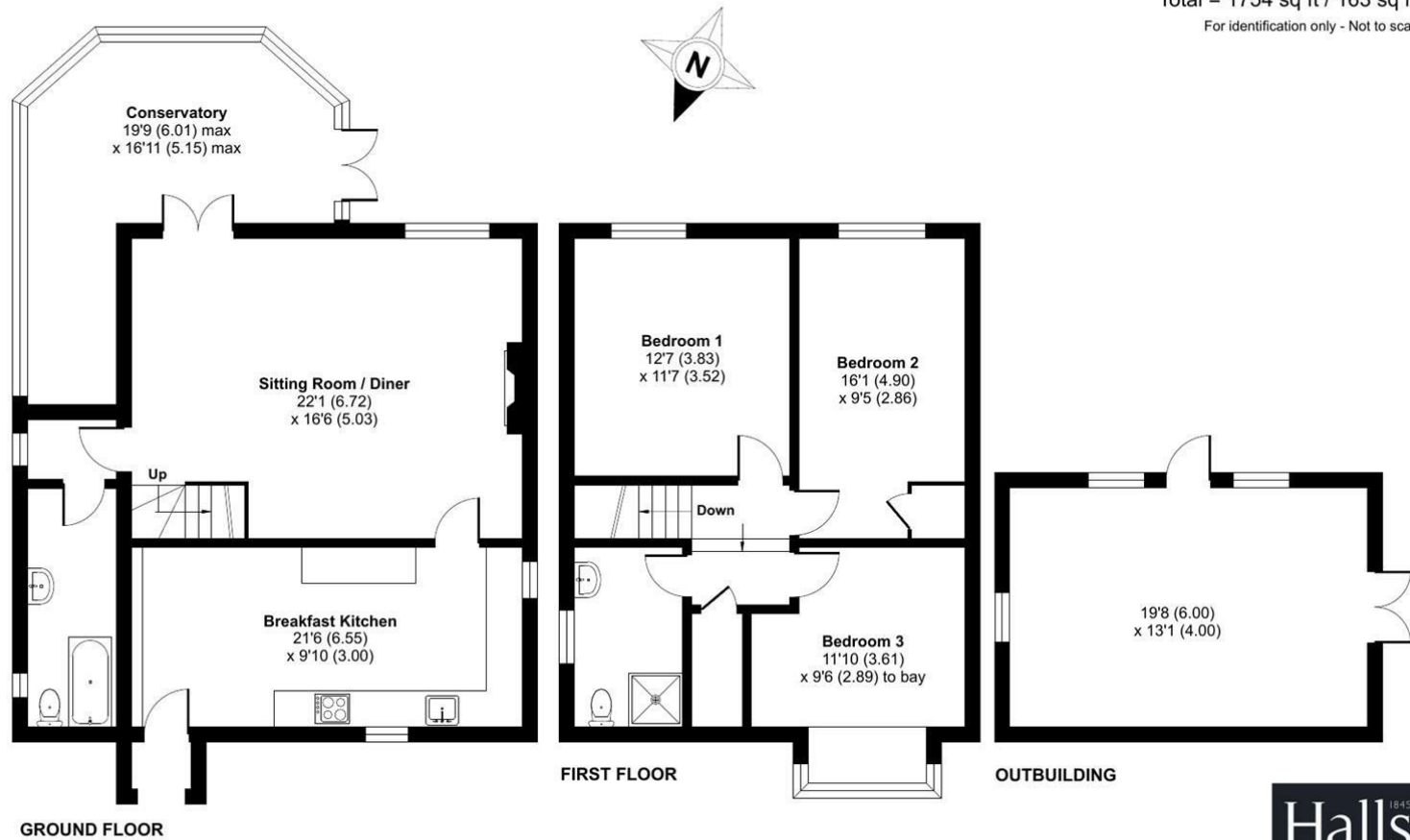




Approximate Area = 1496 sq ft / 139 sq m
 Outbuilding = 258 sq ft / 24 sq m
 Total = 1754 sq ft / 163 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrdhcom 2025. Produced for Halls. REF: 1264345



THE OLD MANSE CHAPEL LANE THREAPWOOD | MALPAS || SY14 7AX

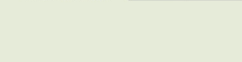
Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	74
(39-54) E	53
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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@hallsgb.com

➡ www.hallsgb.com



The Old Manse is a charming and spacious country cottage which is being sold with No Upward Chain. There are many period features within the property and it also has large cottage style gardens, parking for 2 or 3 cars and a timber garage. The property comprises large breakfast kitchen, sitting room / diner, conservatory and ground floor bathroom. To the 1st floor are 3 double bedrooms and a shower room. It has oil fired heating and double glazed windows.

Offers in the region of £399,995

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.



- Charming Detached Cottage
- No Upward Chain, Rural Setting
- Period Features, Conservatory
- Large Cottage Style Gardens
- Viewing Highly Recommended
- Parking and Outbuildings

LOCATION

The Old Manse is located in the village of Thrapwood which is 3 miles from Malpas. Malpas is a picturesque English country village, recorded in the Domesday Book, with a fine gothic church (St Oswalds) and buildings in a mixture of architectural styles. It has a good range of shops, pubs and restaurants and Bishops Heber is a popular secondary school situated on the outskirts of the village.

The property is only 22 miles from Crewe where there is a regular rail service to London Euston (from 1 hour 34 minutes) and Manchester Piccadilly (from 43 minutes).

There are well-regarded private schools in the region including King's and Queen's schools in Chester, Shrewsbury School, Ellesmere College, Moreton Hall and Packwood Haugh Preparatory School.

The City of Chester (13 miles) is one of the north west's leading retail and commercial centres serving a catchment area extending from Manchester to Shrewsbury and covering the whole of North Wales.

Chester also gives access to the motorway network providing a link to other north west and midlands conurbations and to Liverpool and Manchester airports.



BRIEF DESCRIPTION

The property comprises a brick porch that opens into a recently fitted breakfast kitchen with a wide range of cupboards and integrated appliances. There is a large sitting room / diner with exposed beams and a feature fire place with log burning stove. Off this is a spacious conservatory which over looks the gardens to the rear. Also to the ground floor is a bathroom. To the 1st floor are three double bedrooms and a shower room.

There is a gravelled drive for 2 or 3 cars, timber garage and adjacent timber shed. There are cottage style gardens to the front and rear of the property. The property has an oil fired central heating system and double glazed windows.

ACCOMMODATION COMPRISES

Brick porch with door that opens into the breakfast kitchen.

BREAKFAST KITCHEN

This wonderful recently fitted kitchen comprises a wide range of base and wall mounted units, extensive work top surfaces and inset drainer sink unit. There are integrated appliances including a fridge, freezer, electric double oven and 4 ring ceramic hob. There is a breakfast bar, windows to the front and side, space and plumbing for washing machine and tumble dryer.

SITTING ROOM/ DINER

Feature brick fire place with log burning stove, exposed timbers and windows to the rear garden. Double doors through to the conservatory.

CONSERVATORY

Double glazed windows and doors to the rear gardens, power and lighting.

INNER HALL

There is a door off the dining area to an inner hall that leads to the bathroom.

GROUND FLOOR BATHROOM

Suite comprising panelled bath, low flush W.C, wash hand basin and window to the side.

1ST FLOOR LANDING

Stairs ascend from the dining area to the spacious 1st floor landing. There is a door to large walk in line store.

BEDROOM ONE (REAR)

There are exposed roof timbers, windows over looking the rear garden and there is a fitted wardrobe.



BEDROOM TWO (REAR)

There are exposed roof timbers, windows over looking the rear garden and there is a wardrobe.

BEDROOM THREE (FRONT)

There are windows to the front and side. exposed feature brick work and built in wardrobe.

SHOWER ROOM

Suite comprising shower enclosure, low flush W.C, wash hand basin and window to the side.

OUTSIDE

The property is accessed off from Chapel Lane to a gravelled drive suitable for 2 or 3 cars. The drive continues to the timber garage and adjacent timber store shed. There is an archway from the drive that leads to the front garden which is laid to lawn with mature flower borders with a wide variety of plants, trees and shrubs. There is a paved area to the front of the house and path that leads down the side to the rear garden which comprises paved patio area, lawns and surrounding flower borders.

Please note there is a rarely used public right of way down the side of the drive and behind the garage and shed and that leads over a style into the adjacent field.

ANTI-MONEY LAUNDERING (AML)

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.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230

You can also find Halls properties at rightmove.co.uk & Onthemarket.com
WH1598 270126



DIRECTIONS

From Whitchurch drive out on the A41 and at Grindley Brook turn left by the Horse & Jockey pub. Follow the road towards Malpas and once in Malpas turn left into Church Street (by monument). Follow the road for about 3 miles and turn left just passed the shop into Chapel Lane and the property is about 500 metres down on the left hand side.

What 3 Words: crispy.pointed.quilting

COUNCIL TAX - CHESHIRE WEST

The property has a Council Tax Band of F. For further enquiries contact <https://www.cheshirewestandchester.gov.uk/residents/council-tax>

SERVICES

We believe that mains water and electricity are available to the property. The heating is via an externally located oil fired boiler to radiators. Drainage is to a sewage treatment plant.

TENURE - FREEHOLD

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