

CHESHIRE LAMONT

Barn Croft Malpas

21 Barn Croft

Malpas. SY14 8FD

Guide Price £525,000 - £535,000 A well-presented and proportioned detached five-bedroom family home with views over fields to the side, conveniently situated within walking distance of the schools and facilities within Malpas Village.

- Guide Price £525,000 - £535,000
- Detached Five-Bedroom Family Home
- Conveniently situated within half a mile of Malpas High Street and schools
- Overlooking fields to the side
- Reception Hall, Living Room, Dining Room, Study, Kitchen Breakfast/Family Room, Utility, Cloakroom
- Five Bedrooms, Three Bath/Shower Rooms (two Ensuite) Attractive well-kept gardens, Single Garage|



Location

The prosperous village of Malpas has a bustling High Street, historic church, highly regarded primary school, along with the highly sought after Bishop Heber High School. Wonderful walks can be enjoyed from the property or alternatively just a short drive to the Bickerton and Peckforton Hills (3 miles) where one can pick up the Sandstone Trail and enjoy far reaching views across the Cheshire Plain and Welsh Hills. There are many popular recreational facilities available within the area and the historic City of Chester is just 14 miles and Shrewsbury 26 miles.

Accommodation

A canopied **Storm Porch** sits above a panelled front door. This opens to the **Reception Hall** with **Cloakroom** off and staircase rising to the first floor with cloaks cupboard beneath. The **Reception Hall** gives access to a well-proportioned **Living Room**, versatile **Dining Room/second Reception Room**, **Study** and a **Kitchen Breakfast/Family Room**. The **Living Room 4.6m x 4.6m** overlooks the front with views over fields beyond via a large 8ft wide feature box bay window. The **Study 3m x 2.3m** also looks over the front garden and fields.

To the rear of the property, there is a versatile **Dining Room/second Sitting Room 3.6m x 3m**. The **Kitchen/Breakfast/Family Room 6.1m x 3.6m** is extensively fitted with wall and floor cupboards which include a peninsula unit complimented with a worksurface which extends into a breakfast bar. Appliances include a five-burner gas hob with extractor above, double oven, fridge freezer and dishwasher, within the Family Area. There is a large 2.7m wide picture window incorporating glazed double doors overlooking and opening onto the rear garden.





The Family Area comfortably accommodates a sofa and coffee table, however, could equally accommodate a 6/8-person dining table leaving the adjacent **Dining Room** to be utilised as a **second Sitting Room** if desired. Off the **Kitchen**, there is a **Utility Room** fitted with additional cupboards, worksurface with stainless steel sink unit and drainer, and space beneath the worksurface for a washer dryer.

To the **First Floor**, there are **five Double Bedrooms** and **three Bath/Shower Rooms (two Ensuite).**

Bedroom One 6.1m x 3.4m includes built-in wardrobes and a well-appointed **Ensuite Shower Room** with low WC, pedestal wash handbasin and heated towel rail. **Bedroom Two 3.7m x 3m** provides ample space for freestanding wardrobes and also benefits from a well-appointed **Ensuite Shower Room** finished to a similar specification to Bedroom One. **Bedroom Three 3.2m x 2.4m** widening to 3.5m provides attractive views to the front. **Bedroom Four 3.1m x 2.7**m and **Bedroom Five 3m x 2.7m** both overlook the rear garden. The **Family Bathroom** is fitted with a panelled bath with handheld shower facility above, low WC, wash hand basin and heated towel rail.

Externally
A driveway to the front of the property provides parking for two cars (nose to tail), this is to the front of a Single Garage 5.4m x 2.7m. The gardens to the front of property are principally laid to lawn. A central pathway, with stocked borders to either side, runs up to the front door. The enclosed rear garden has been landscaped for low maintenance purposes and is extensively paved creating a number of sitting out areas and includes established raised stocked borders. There is a central artificial grassed area for aesthetic purposes along with a timber framed Summer House which benefits from electric, light and power points along with a covered external sitting area which also benefits from electric, light and a power point.

Tenure: Freehold

Services: Mains Water, Electricity, Gas and Drainage

Directions
What3 words - pinch.explored.commander
From the centre of Malpas, leave the village on Chester Road turning right into Lynchet Road and then left into Barn Croft. The property will be found at the end of Barn Croft on the left-hand side.



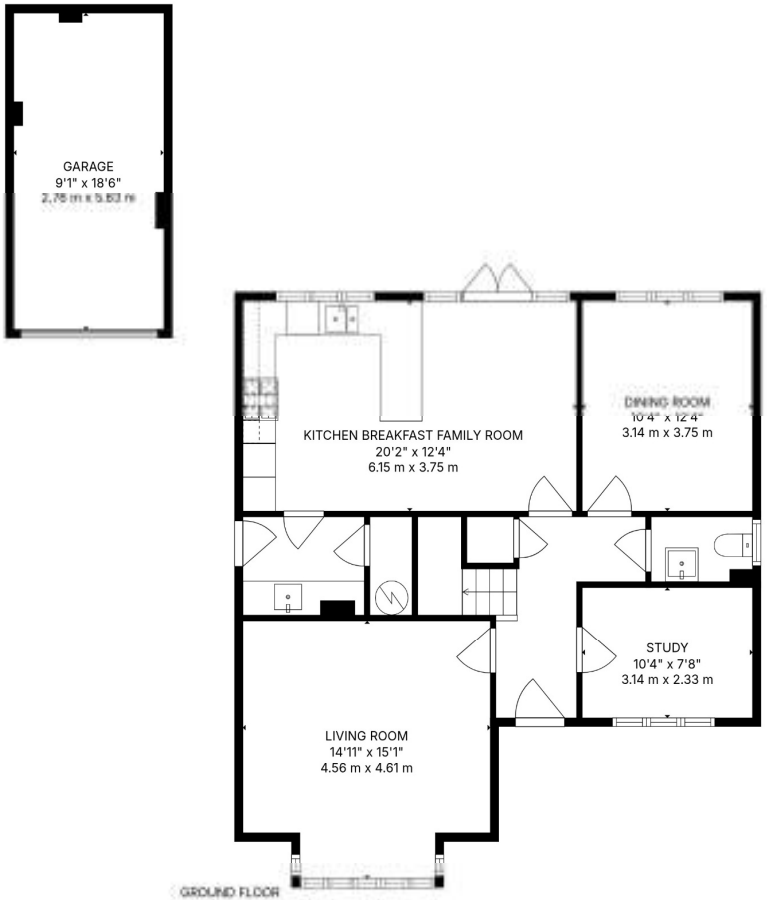












CL

Total: 1891 sq. Ft, 176 m2

Ground Floor: 1040 sq. Ft, 97 M2, First Floor: 851 sq. Ft, 79 m2

Excluded Areas: Walls: 157 sq. Ft, 14 m2

IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

CH01 Ravensworth 01670 713330

www.cheshirelamont.co.uk

7 Chestnut Terrace
Tarporley
Cheshire CW6 0UW
Tel: 01829 730700

