



Fields Cottage , Nr Malpas, SY14 7LR

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Set in a wonderfully secluded position, yet close to the well-appointed, bustling village of Malpas, this beautifully presented peaceful country home offers extensive and flexible family accommodation.

- Substantial rural four/five bedroom detached cottage
- Surrounded by countryside with wonderful countryside views in every direction
- Spacious lounge with a brick inglenook fireplace
- Modern kitchen/breakfast room with a separate utility area
- West facing dining room which captures the sunset
- Bright and well placed conservatory
- Additional sitting room that can also serve as en suite guest accommodation
- Office/study overlooking the garden
- Well maintained gardens to front and rear with a useful Workshop and a log store
- EPC D, Council tax band E



OVERVIEW

Fields Cottage is a beautifully situated four/five-bedroom country home set in a truly peaceful and idyllic rural setting on the English/Welsh border, a hidden corner surrounded by rolling open countryside and quiet country lanes, it enjoys far-reaching views in all directions. Combining the tranquillity and charm of a rural retreat with easy access to nearby market towns, business centres, and transport links, this delightful home offers spacious, versatile, and highly flexible accommodation, readily adapting to a variety of lifestyles and requirements. Whether accommodating a growing family, providing space for multi-generational living, supporting home working, or offering comfortable guest accommodation, the layout lends itself exceptionally well to modern living. Lovingly cared for and enjoyed by the current owners for over 45 years, the property has been a much-loved family home, offering warmth, character, and a wonderful connection to its beautiful surroundings.

LOCATION

Offering the perfect balance between country living and everyday convenience, the property is close to the bustling South Cheshire village of Malpas, with its excellent range of shops & amenities, while the larger centres of Whitchurch and Wrexham (with the Maelor Hospital), are only a short drive away. There are several highly regarded schools in the area, and the property is equidistant between the Bishop Heber and Maelor schools. The property is especially well placed for the commuter, with easy access to the Wrexham and Chester as well as Liverpool and Manchester via the wider motorway network, while Crewe station gives speedy linkage to London.

DETAILED DESCRIPTION

A front entrance hall leads into a large cloakroom with ample space for coats, boots, and everyday storage. To the left is a spacious lounge featuring a log burner set within a brick inglenook fireplace, creating a warm and inviting focal point full of character. There is also a second reception room positioned alongside a downstairs shower room, offering excellent flexibility and making it ideal for use as a fifth bedroom, guest suite, additional sitting room, playroom, or private space for visiting family. The kitchen/breakfast room is modern and practical, providing plenty of room for informal dining and day-to-day living, while a separate generously proportioned dining room with a bay window offers an excellent setting for entertaining and larger family gatherings. The ground floor also includes a utility room and a study, creating valuable additional space for home working, hobbies, or further storage. To the rear, a conservatory overlooks the magnificent gardens, with patio doors opening directly onto the outdoor seating area, creating an ideal space for relaxing and enjoying the changing seasons and





the property's exceptional rural outlook.

UPSTAIRS

Upstairs, there are four bedrooms, including a charming principal bedroom with its own en-suite shower room, skylight, and a comfortable seating area enjoying far-reaching countryside views. The remaining bedrooms provide ample space for family members, guests, or home-working requirements. A family bathroom serves the first floor, which also benefits from several built-in storage cupboards together with extensive loft storage, providing excellent practical space for seasonal items and long-term organisation

OUTSIDE

Outside, the gardens are a particularly special feature of the property and have been lovingly nurtured over many years to create a truly magical outdoor environment. To the front, a charming cottage-style garden provides a welcoming approach, rich with colour, character, and seasonal interest. To the rear lies a generous and beautifully established garden backing onto open fields, offering a wonderful sense of privacy and a picturesque rural backdrop. An abundance of mature shrubs, plants, and trees creates a delightful setting that can be enjoyed throughout the year, with both sunny areas for relaxing and entertaining and plenty of shady retreats beneath established planting. The gardens provide an idyllic haven for gardeners, families, wildlife enthusiasts, and anyone seeking to enjoy the peace and beauty of the countryside. Further complementing the property's appealing country lifestyle is a useful workshop together with a log store, providing practical space for hobbies, storage, and outdoor equipment.



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TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains water and electricity are available. Oil Central Heating. Drainage via Septic Tank. Barbers have not tested any apparatus, equipment, fittings etc. or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract

DIRECTIONS

From Whitchurch take the A525 towards Wrexham, continue along this road until you reach a right turn to Willington. Follow this road until you reach a T junction and turn left on Fields Lane, continue on and the property can be found on your right hand side.

LOCAL AUTHORITY

Council tax band E .Wrexham County Borough Council, Guildhall, Wrexham, LL11 1WF Tel: 01978 292000 Council Tax Enquiries 01978 292031

VIEWING

Please ring us on 01948 667 272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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KITCHEN/BREAKFAST ROOM

15' 1" x 10' 2" (4.6m x 3.1m)

DINING ROOM

14' 2" x 14' (4.32m x 4.27m)

LOUNGE

20' 8" x 13' 7" (6.3m x 4.14m)

CONSERVATORY

12' 7" x 11' 4" (3.84m x 3.45m)

STUDY

10' 7" x 6' 8" (3.23m x 2.03m)

SITTING ROOM

14' x 9' 6" (4.27m x 2.9m)

UTILITY ROOM

16' 3" x 6' 8" (4.95m x 2.03m)

SHOWER ROOM

9' 8" x 7' 6" (2.95m x 2.29m)

MASTER BEDROOM

15' 4" x 10' 7" (4.67m x 3.23m)

ENSUITE

7' 3" x 6' 5" (2.21m x 1.96m)

BEDROOM TWO

10' x 9' 9" (3.05m x 2.97m)

BEDROOM THREE

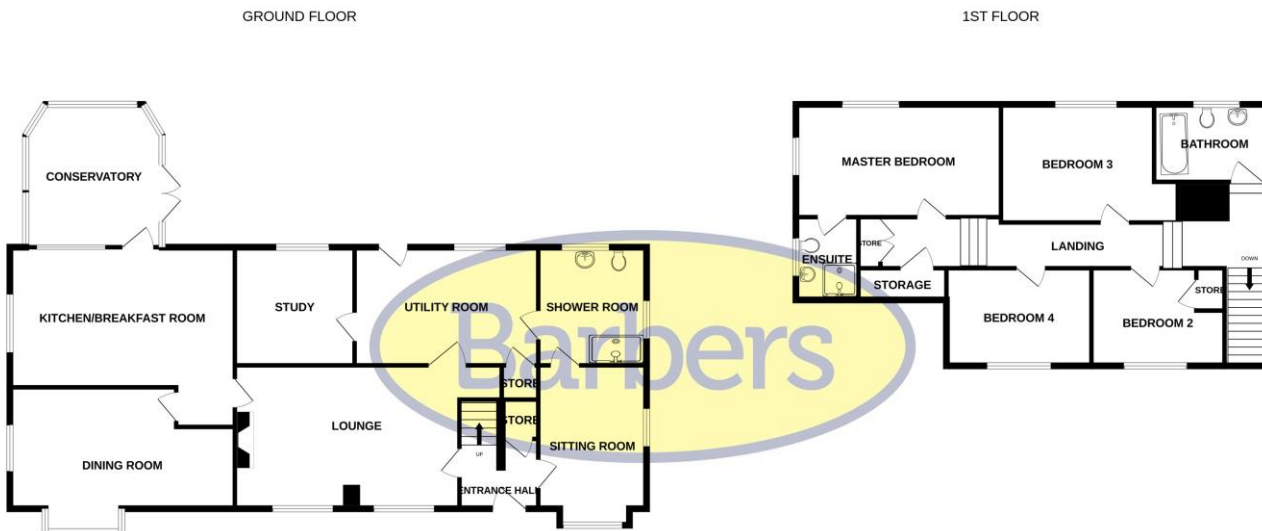
10' 6" x 7' (3.2m x 2.13m)

BEDROOM FOUR

10' x 8' 6" (3.05m x 2.59m)

BATHROOM

10' 8" x 6' 8" (3.25m x 2.03m)



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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