



Tilston Road, Malpas

CHESHIRE
LAMONT

Sparrowbank

Tilston Road, Malpas

SY14 7DF

A delightful Five Bedroom Family Home situated on a small courtyard development situated within ½ mile of Malpas High Street benefiting from spectacular far-reaching views across open fields to the Welsh Hills in the distance.

- Spacious light and airy Reception Hall with feature galleried landing above, large Open Plan Kitchen Dining Living Room
- Additional Versatile Reception Room, Utility and Cloakroom. Five generous Double Bedrooms, four well appointed Bath/Shower Rooms.
- Large Single Garage, gardens to both front and rear overlooking fields to the rear with the Welsh Hills in the distance.

Location

The prosperous village of Malpas has a bustling High Street, historic church and the highly sought after Bishops Heber High School. Outstanding walks can be enjoyed from the property or alternatively just a short drive to the Bickerton and Peckforton Hills where one can pick up the Sandstone Trail and enjoy far reaching views across the Cheshire Plain and Welsh Hills. There are many recreational facilities available within the area including golf clubs, cricket, tennis, football, hockey and rugby clubs as well as horse riding schools. The historic City of Chester is just 14 miles.

Accommodation

A glazed front door opens to a light and airy **Reception Hall** with feature chandelier and oak detailed staircase rising to a galleried first floor landing, a heated tile floor runs throughout the ground floor accommodation. Off the **Reception Hall** there is a **Cloakroom** fitted with a low-level WC and wash hand basin with storage cupboard beneath. To the front of the property there is a **Versatile Sitting Room 3.4 m x 3.8m**, this overlooks the front garden via two large picture windows with a further window to the side offering far reaching views towards the Welsh hills. To the rear of the property there is an impressive **Open Plan Kitchen Dining Family Room 10.2 m x 6.9m** overall, offering stunning views via full length glazed picture windows which include a set of double doors and give access onto a paved entertaining area with gardens beyond. The **Living Area** is fitted with a log burning stove set upon a slate hearth, the **Dining Area** comfortably accommodates an 8/10-person everyday dining table and larger for an occasion. There are a further set of bifold doors opening onto a South facing sheltered entertaining terrace to the side The **Kitchen area** is well appointed and fitted with an extensive range of wall and floor cupboards including matching centre island providing a three-person breakfast bar complemented with River White granite work surfaces, appliances include an integrated dishwasher and there is space



for a free standing range cooker along with a housing unit for an American style fridge freezer. Off the **Kitchen** there is a **Utility Room** fitted with additional wall and floor cupboards, again complemented with granite work surfaces and a second sink unit with space beneath the work surface for a washing machine and tumble dryer. The **Utility Room** gives access to a **large Integral Single Garage**.

The spacious galleried first floor landing overlooks the Reception Hall and gives access to **Three Bedrooms on the first floor** and the **Family Bathroom** with **two further Bedrooms and a Bathroom** on the second floor.

First Floor

The large **Master Bedroom Suite** has a feature chandelier and benefits from a well-appointed **Dressing Room and an En-suite** as well as an air conditioning unit. Stunning elevated views can be enjoyed over the surrounding countryside with the Welsh hills in the distance via glazed double doors which open to a Juliet balcony. Off the **Bedroom 4.1m x 6.9m** there is a **Dressing room 3.4m x 2.6m** fitted with bespoke furniture from the *Cheshire Joinery Company*, there is also a well-appointed **En-suite Bathroom** comprising panel bath with central mixer tap separate shower enclosure, low-level WC and his and hers wash handbasins with storage cupboards beneath, part tiled walls, tiled floor and heated towel rail.

Bedroom Two 6.1m x 3.4m is situated to the front of the property and also provides views to the side towards the Welsh hills, the dimensions include a large wardrobe and well-appointed **En-suite Shower Room**. **Bedroom Three 5.7m x 3.3m** is currently utilised as a **Study**. The **Family Bathroom** is fitted with a panel bath with central mixer tap, large shower facility with fixed walk around shower screen, wall mounted wash handbasin with storage cupboard beneath and mirror above, low level WC part tiled walls tiled floor and heated towel rail.

Second Floor

To the second floor there are a further **Two Double Bedrooms** and a **Bathroom**. **Bedroom Four 5.5m x 4.0m** (maximum dimensions) benefits from a large built-in wardrobe/storage cupboard in addition to under eaves storage space. **Bedroom Five 7.0m x 3.2m** (limited headroom in part) benefits from built in wardrobes and drawer units. The well-appointed **Bathroom** includes a freestanding bath, separate shower enclosure with fixed walk around shower screen, wall mounted wash handbasin with drawer units beneath, low level WC, part tiled wall, tile floor and heated towel rail.

Externally

The property is approached via the shared driveway for the development which leads onto a private drive for Sparrowbank House, this provides car parking, an EV charging point with **large Single Garage** beyond. An India stone pathway runs to the front door with stocked borders to either side. Access can be taken along the side of the property to the enclosed rear garden which as mentioned earlier offers stunning views over the surrounding countryside to the Welsh hills and the distance and includes a **large India stone paved Sitting/Entertaining Area** with lawn gardens beyond, edged with stocked borders retained with sleepers.



Tenure: Freehold

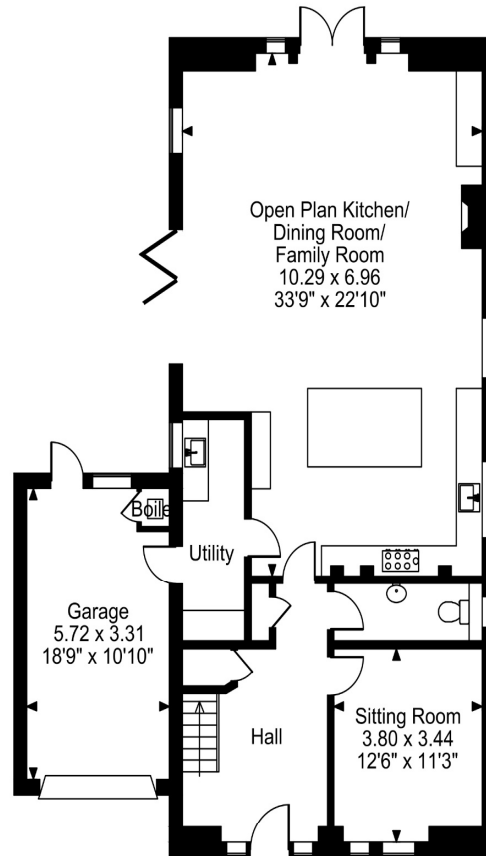
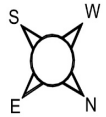
Services: Mains Water, Electricity, Private Drainage System for the development compliant with 2020 regulations, LPG Central Heating

Directions: What3words – personal.diner.launcher

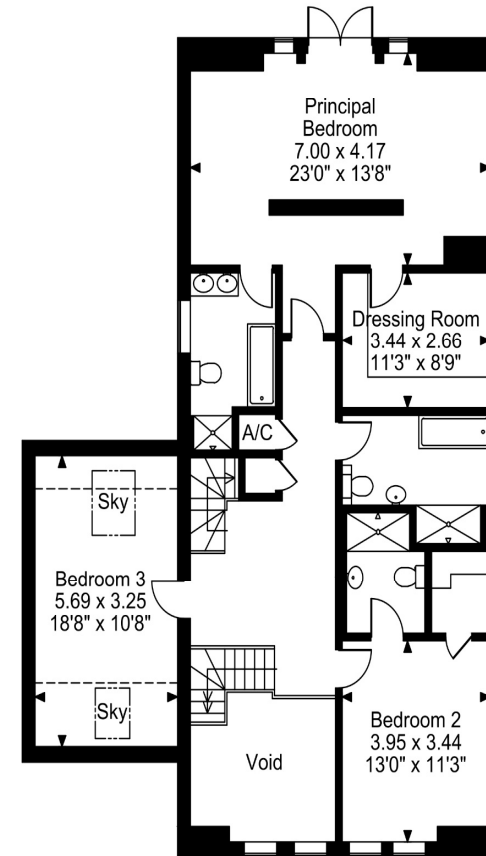
From the monument on Malpas High Street proceed in a Northerly direction along Tilston Road for ½ mile and the entrance to New Farm Court will be found on the left-hand side.



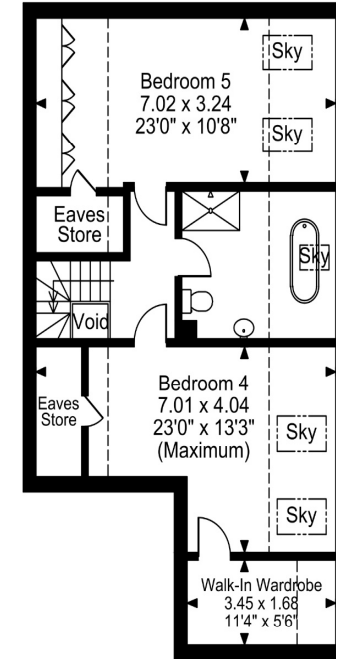
Approximate Gross Internal Area
Main House = 2771 Sq Ft/257 Sq M
Garage = 204 Sq Ft/19 Sq M
Total = 2975 Sq Ft/276 Sq M



Ground Floor



First Floor



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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