



High Street, Malpas

CHESHIRE
LAMONT

Fig House, 163 High Street, Malpas, Cheshire, SY14 8PR

This delightful village centre property offers well-proportioned living accommodation along with the flexibility of creating an additional double bedroom to the ground floor (subject to minor reconfiguration, if desired). Fig House has been particularly well renovated and maintained, retaining the character and integrity of the original property with an attractive walled courtyard garden to the rear.

- Entrance Hall, Living Room, Sitting Room, Kitchen/Diner, Formal Dining Room (potential third double bedroom subject to reconfiguration), Ground Floor Shower Room
- Two well-proportioned Double Bedrooms, two Bath/Shower Rooms (one ensuite)
- Walled courtyard rear garden
- Situated within walking distance of the schools and facilities within Malpas village

Location

The prosperous village of Malpas has a bustling High Street, historic church and the highly sought after Bishop 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 panelled front door opens to a central **Entrance Hall** with two attractive reception rooms to either side. The **Living Room 4.8m x 3.2m** includes a feature box bay window overlooking the front, and a feature fireplace with cast iron surround and timber mantle. Beyond the living room there is a **Dining Room 3.4m x 2.7m**, this overlooks the old courtyard garden to the rear and (subject to minor alterations) could create a third bedroom, if desired. The inner hallway gives access to the kitchen diner, sitting room and a cloak/shower room. The **Kitchen Diner 5.1m x 3.4m** is extensively fitted with wall and floor cupboards complimented with timber effect work surfaces



incorporating a five burner gas hob with extractor above. Appliances include a double oven, integrated undercounter fridge and freezer along with plumbing for a washing machine. The dining area can comfortably accommodate a six person dining table. The **Sitting Room** 4.8m x 3.3m widening to 4.2m to include a solid oak staircase rising to the first floor, with storage cupboard beneath. Features include a box bay window overlooking the front and a reclaimed cast-iron fireplace (non-operational) for aesthetic purposes. The **Shower Room** is fitted with a quadrant shower enclosure, pedestal wash handbasin, low level WC and heated towel rail.

There is an attractive light and airy first floor landing giving access to two double bedrooms (one ensuite) and a bathroom. **Bedroom One** 4.8m x 3.3m has a box bay window looking down Malpas High Street, there is a built-in wardrobe and a well-appointed ensuite shower room off. **Bedroom Two** 4.8m x 3.2m also has a box bay window to the front with the **Bathroom** opposite fitted with a panel bath with shower attachment, pedestal wash handbasin, low level WC and heated towel rail.

Externally

A pathway leads along the side of the property to an attractive walled courtyard garden at the rear, ideal for alfresco entertaining and directly accessed from the kitchen diner.

Services/Tenure

Mains water, electricity, gas and drainage. Freehold.

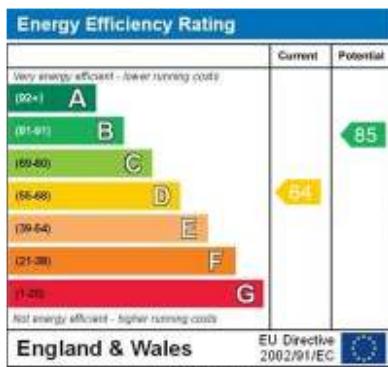
Viewing

Via Cheshire Lamont Tarporley office.

Directions

What3words: clincher.noise.exporters

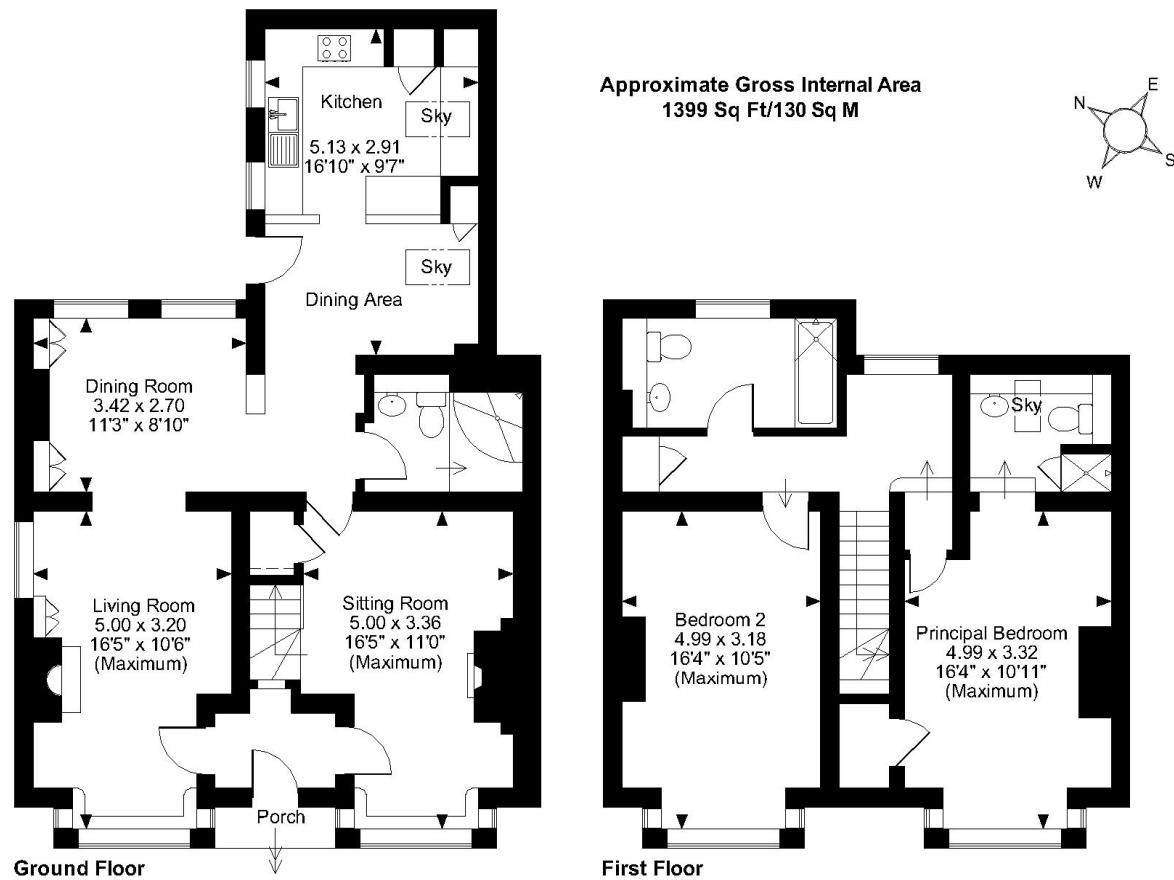
From the centre of Malpas village passing the Cross on the left hand side, the property will be found on the right hand side shortly after the turning for Chester Road and opposite Prospect House Residential Care Home.





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.

www.cheshirelamont.co.uk



CH01 Ravensworth 01670 713330

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

5 Hospital Street
Nantwich
Cheshire CW5 5RH
Tel: 01270 624441