



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.

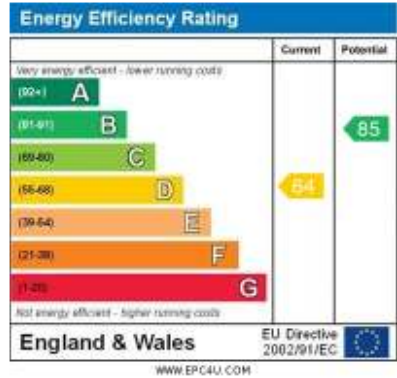
**Viewing**

Via Cheshire Lamont Tarporley office.

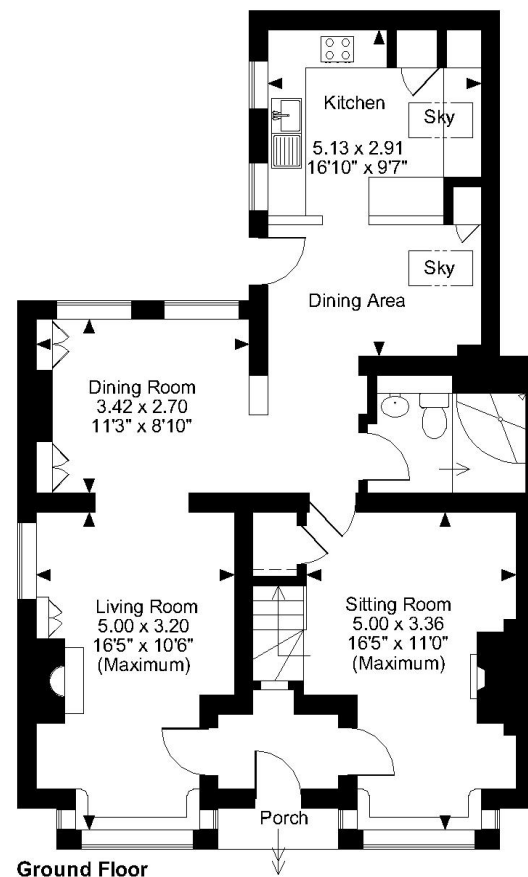
**Directions**

**What3words: clinker.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.

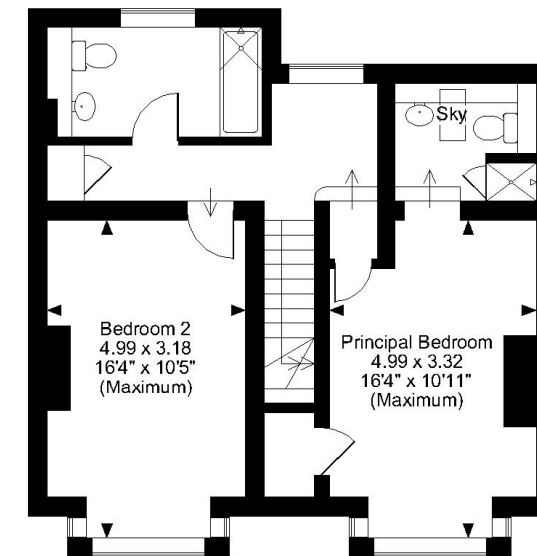
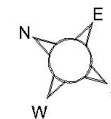






Ground Floor

Approximate Gross Internal Area  
1399 Sq Ft/130 Sq M



First 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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