





Cobweb Cottage Chester Road,Nomans Heath Malpas SY14 8DY

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welcome to

Cobweb Cottage Chester Road, Nomans Heath Malpas

The cutest cottage! Cobweb cottage is chocolate box perfect, a beautiful black-and-white timber cottage with a host of period features, charm by the boat load with surprisingly spacious and versatile accommodation.













Entrance
The entrance is unconventional and is a UPVC double glazed door entering to a kitchen utility space 13'2"X 6'1" with timbered ceiling, ceramic tiled floor, UPVC double glazed surround, internal windows from the kitchen dining room . With space for range cooker ,upright fridge freezer and working surface with storage under.

Hallway
Plank door through to the staircase hallway which has a beautiful ancient door to the front with exposed wall timbers adjacent and antique radiator, leaded light window to front, staircase rises to 1st floor.

Kitchen
11' 5" x 12' 11" (3.48m x 3.94m)
Lovely timber stable door opens into the kitchen, The charming and snug beating heart of the cottage, with tiled floor, timbered ceiling, part exposed brick wall, radiator , leaded light windows to the utility space and side driveway. This lovely living space is brought to life by a magnificent working range with cast iron range insert bounded by handsome slate surround with coal and wood burning open grate, adjacent warming oven and hot plate set in exposed brick surround. The kitchen has a wide range of bespoke wood cupboards, solid timber working surfaces with drawers and cupboards under, with a matching range of wall cupboards - (you won't find these in a DIY store!) All the units have been lovingly created to fit the spaces and are entirely functional ,inset shallow butlers sink on brick plinth, an internal leaded light window to the sitting room. Archway and door lead through to the dining hall.

The Dining Hall
15' 3" x 7' 5" (4.65m x 2.26m)
Opens into the living room and could easily be described as one large space, part divided, but for the purpose of these particulars will call them separate rooms. It has been variously used as dining hall and study and it's a lovely space with leaded light window overlooking gardens with antique radiator under ,Heavily timbered ceiling with beams and stone flagged floor.

Living Room
15' 3" x 12' 3" (4.65m x 3.73m)
A simply delightful and surprisingly large living space with the continuation of the stone flagged floor and timbered ceiling with exposed beams and exposed upright wall timbers. The room has enormous charm with leaded light windows overlooking the gardens, antique radiator and a gorgeous recessed fireplace with fitted cast-iron multi fuel stove set in this recessed fireplace with exposed brick reveals and backing and a heavy timber Bressummer over ,wall light points.

Plank Doorway To Bathroom
With leaded light windows to front and side, exposed wall timbers, wall mounted Worcester gas fired boiler for central heating and domestic hot water, ceramic floor tiling, panel bath in tile surround with electric shower over, pedestal hand wash basin, low-level WC, antique style radiator and door to linen cupboard with fitted shelving.

First Floor
Stripped timber staircase rises to 1st floor landing with deep display alcove adjacent. landing with stripped timber floor and wall timbers with doors off to

Bedroom One
13' 6" x 12' 9" to recess (4.11m x 3.89m to recess)
Vaulted ceiling, timber floor, windows, side and front, antique style radiator, exposed wall and ceiling timbers and recess containing fitted hand wash basin ,tile splashback ,wall light point and display shelf with storage under.

Bedroom Two
13' 4" x 10' 9" (4.06m x 3.28m)
Vaulted ceiling with exposed ceiling timbers ,stripped timber floor, antique style radiator, leaded light windows front and side ,fitted hand wash basin in vanity surround with splashback and cupboard under, built-in storage cupboards

Bedroom Three
12' 8" x 8' 5" (3.86m x 2.57m)
With stripped timber floor, leaded light window to front, antique style radiator, fitted hand wash basin with tiled splashback, large fitted timber wardrobe cupboard with hanging rail

Outbuildings
There is a most useful range of outbuildings to include Garage /workshop, studio/office workshop with room over. These most useful outbuildings can have a plethora of potential uses subject to any necessary consents. They include:

Garage/Workshop
18' 5" x 9' 2" (5.61m x 2.79m)
Electric light and power, vaulted ceiling, leaded light windows overlooking the courtyard, garage door to front and Personal door from the driveway,
Adjacent is a walk-in vaulted store 9'8"X 6'1"

Door To The Studio Building
This excellent two storey building has been fully refurbished to create a lovely studio /office building, potentially with a myriad of uses, it comprises two reception rooms part divided by double multi paned glazed doors,

Reception Room one 7'8"x 9'5" double glazed timber window to the driveway. exposed timbered ceiling and door to:

Shower Room
With ceramic tile floor, shower tray in tile surround with electric shower over ,dual flush low-level WC ,fitted hand wash basin with tiled splashback and water heater ,extractor fan and towel rail /radiator.

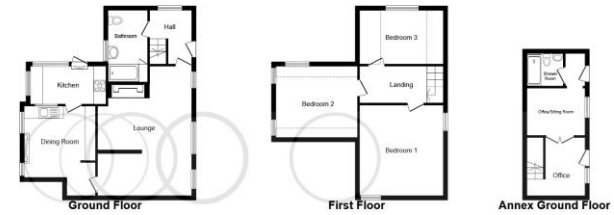
Reception room two 9'2" x 9'4" Also approached by a stable door from the driveway has double glazed timber framed window, vaulted ceiling ,part timber clad walls, velux light windows at first floor height, open tread timber staircase rises to mezzanine deck

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Cobweb Cottage Chester Road, Nomans Heath Malpas

- A beautiful black-and-white timber cottage
- Three bedroom accommodation
- Host of period features & charm
- Close to local amenities
- Surprisingly spacious and versatile

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: E





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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