



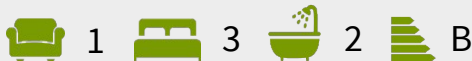
26 BARN CROFT

MALPAS | CHESHIRE | SY14 8FD



26 Barn Croft is a modern and well-presented semi-detached house situated in the popular village of Malpas. The property would make an ideal first time buyer home, investment property or suitable accommodation for someone looking to downsize. It comprises a hall, cloaks with W.C and an open plan lounge / diner / kitchen. There are three bedrooms, two bathrooms, gardens and two parking spaces.

Offers in the region of £245,000



- Modern Semi Detached House
- Ideal for a 1st Time Buyer
- Close to the Centre of Malpas
- Parking for Two Cars
- Enclosed Rear Gardens
- Wonderful Open Plan Ground Floor

LOCATION - MALPAS PREMIUM

Malpas is a busy and very well-regarded popular village in Southwest Cheshire, it enjoys the benefits of several very good schools, restaurants, pubs, doctors' surgery and a selection of local shops. The village has recently been in the spotlight in the press as it has earned recognition as one of the UK's top places to live in 2025 by The Sunday Times. It has a historic church situated in the heart of the village which showcases its heritage with stunning 12th Century architecture. The nearby Beeston and Bickerton Hills can offer some of the best views in Cheshire, and Bolesworth castle, some of the most unforgettable family events including the Bolesworth International Horse Show.

The town of Whitchurch is a short drive away and has 4 supermarkets, different local shops, churches, leisure centres and other activities.

There is excellent road access to Chester, Wrexham, North Wales & the North West.

Chester is one of the North West's leading retail and commercial centres and provides access to the motorway and rail networks. London Euston can be reached in about 2 hours from Chester. Crewe and Whitchurch Stations also offer a regular service to Manchester Piccadilly. By car, Malpas is within easy reach of the A41 with Whitchurch to the south and a short drive from Chester.



BRIEF DESCRIPTION

Halls are delighted to be instructed to sell 26 Barn Croft by private treaty.

The accommodation comprises an entrance hall with stairs rising to the first floor and off the hall is a useful cloakroom with W.C. To the rear of the property is a particularly attractive open-plan lounge/diner, providing a light and spacious living environment with double doors opening directly onto the rear paved patio and gardens. There is also a useful store cupboard off the lounge. The fitted kitchen is positioned to the front of the property and provides a range of fitted units and work surfaces. There is a gas hob, electric oven, integrated fridge freezer and space and plumbing for a washing machine.

Stairs ascend from the hall to the first floor where there is a landing giving access to the master bedroom, which benefits from fitted wardrobes and an en-suite shower room. There are two further bedrooms, together with a family bathroom. The property has gas fired heating and double glazed windows.

OUTSIDE

Externally, the property has a small area of garden to the front together with parking for two vehicles. A pathway to the side of the property leads through to a gate and into the rear garden, which is laid principally to lawn and features a large paved patio area, well-stocked flower borders and a useful garden shed.

DIRECTIONS

From the centre of Malpas drive out on the Chester Road and after about 600 metres turn right into Lynchet Road. Drive down Lynchet Road and Barn Croft is located on the left hand side. The property is towards the end of Barn Croft on the left hand side.

WHAT 3 WORDS

///brichgure.blissful.private



ANTI MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £36 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, St Marys Arcade 13 - 17 High Street, Whitchurch, SY13 1AZ.
WH1867 290926

COUNCIL TAX - CHESHIRE WEST & CHESTER

The property is in Band C on the Cheshire West & Chester Council Register.

SCHOOLING - SOUTH CHESHIRE

Bishop Heber High is an 'Outstanding' secondary school (Ofsted, 2011), situated on the outskirts of Malpas. There are popular independent schools in the area, including Kings, Queens & Abbey Gate schools in Chester, as well as Packwood Haugh and Moreton Hall in Shropshire.

SERVICES - ALL

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

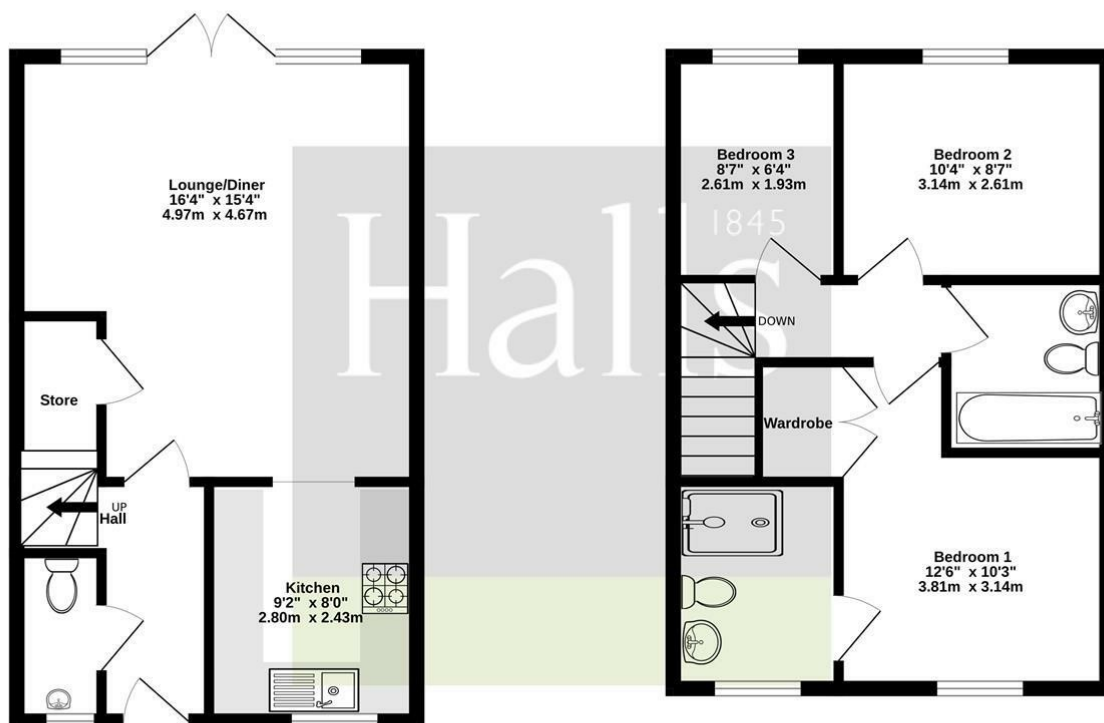
TENURE - FREEHOLD

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.



Ground Floor
391 sq.ft. (36.3 sq.m.) approx.

1st Floor
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 794 sq.ft. (73.7 sq.m.) approx.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		 95
(81-91) B		
(69-80) C	 84	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



WHITCHURCH SALES

St Marys Arcade 13 - 17 High Street | Whitchurch | Shropshire | SY13 1AX

☎ 01948 663230 ✉ whitchurch@halls.gb.com

➡ www.halls.gb.com



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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

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