



**CHESHIRE
LAMONT**

Oldcastle, Malpas

Roselands. Oldcastle.

Malpas SY14 7NF

Occupying a stunning position with far-reaching views to the Welsh Hills this three-bedroom property has been significantly extended to create a delightful and well-proportioned home retaining the character and integrity of the original property, set within attractive landscape gardens including a large detached double garage and workshop along with a shower room and utility.

- Malpas Village 1 mile
- Stunning views towards the Welsh Hills
- Extended well-proportioned living accommodation
- Three double bedrooms
- Attractive well stocked landscaped gardens
- Scope to convert large garage, workshop, shower room and utility into self-contained living accommodation

Location

The hamlet of Oldcastle is located just southwest of Malpas, approximately 18 miles to the south of Chester. The surrounding countryside has far reaching views of the Welsh Hills. The busy village of Malpas provides good facilities for everyday purposes as well as the highly sought after Bishop Heber High School just over two miles away. The larger towns of Whitchurch and Wrexham are approximately 8 miles and 11 miles respectively. The highly acclaimed Carden Park Health Club, Spa and Golf Course is within 8 miles. There is a wide choice of independent schools such as Ellesmere College in Ellesmere, Abbey Gate College on the outskirts of Chester and Kings and Queens Schools in Chester.

Accommodation

A solid oak door sits beneath an attractive **Storm Porch**. This opens to the **Entrance Hall** with **Cloakroom** off and doors to the **Living Room** and cosy **Snug**. The attractive **Living Room 4.1m x 3.6m** has a box bay window to the front, fireplace fitted with a log burning stove and a timber effect Karndean floor which continues seamlessly into the open plan **Dining/Garden Room** extension creating a stunning **8.3 m Room** overall with outstanding views over the garden and countryside beyond the Welsh Hills. **The Dining/Garden Room 4.3m x 3.9m** comfortably accommodates an eight-person dining table and larger for an occasion. It is flooded with natural light and provides space within a large feature box bay window for a coffee table and easy chairs.

The **L-shaped Kitchen 6.6m x 3.9m** (note floor plan) has windows overlooking the neighbouring countryside and a lantern roof light, it is extensively fitted with wall and floor cupboards complimented with granite work surfaces. Appliances include a Stoves range cooker with five ring induction hob and double oven with extractor above, there is also an American style fridge freezer set within a housing unit included within the sale as well as an integrated dishwasher.



The **Study 4.1m x 1.9m** is also extensively fitted with bespoke handmade furniture providing cupboards shelving and a workstation, The adjacent **Snug 4.2m x 3.3m** has a box bay windows to front, built-in storage cupboards with shelving above and a *Clearview* log burning stove set upon a tiled hearth and set within an exposed brick cottage style fireplace. Off the snug there is a recessed staircase with storage cupboards beneath this rises to an attractive landing giving access to **3 double bedrooms** and a **large bathroom**.

First Floor

(Agents note - there are opportunities to create an ensuite shower room if desired by either sectioning off part of the large family bathroom or alternatively building above the single storey kitchen extension subject to consent from the relevant authorities).

Bedroom one 4.5m x 3m benefits from two built-in double wardrobes as does **Bedroom two 4.1m x 3.6m** which offer viewed to the Welsh Hills. **Bedroom three, 3.9m x 3.4m** also offers attractive view to the Welsh Hills. The large Family Bathroom 4.1m x 2m is fitted with a whirlpool bath, large shower facility with fixed walk around shower screen, low level WC with enclosed system, wash handbasin with storage cupboards beneath, heated towel and heated tile floor.

Externally

A splayed entrance with **Double Gates** opens onto a gravel front forecourt, this provides ample parking and turning space for a number of cars along with giving access to a **two car Garage with Workshop**. To the side of the garage there is additional parking for a number of cars (nose to tail) along with a car washing area with drainage as well as hot and cold water. The garages are open plan to each other. **Garage one 6m x 3.2m** includes a central heating boiler and pressurised hot water system. **Garage two 7.3m x 3.6m** has a **Workshop beyond 3.4m x 2.5m** with radiator, sink unit, power points and double doors opening to the side. To the rear of the garages accessed independently there is a **Utility Room** fitted with wall and floor cupboards a worksurface with sink unit, fridge freezer and space beneath the worksurface for a washing machine and tumble dryer, and an adjacent shower room this includes a wash hand basin, low level WC has a tiled floor and radiator.

The attractive secluded cottage-style gardens complement the stunning views. These are principally laid to lawn and edged with mature well stocked borders. There's a large, paved **Sitting/Entertaining** area in addition to a **Gazebo** with roller pulldown blinds to create shelter when required this is set up upon a wooden base and has a power point. Beyond the formal gardens, a gate within a trellis fence gives access to a further garden area which has been laid to lawn for low maintenance purposes, it was the vendor's original intention to create a vegetable garden within this area. There is also a former **Garage 5.4m x 2.7m** this benefits from electric light and power points it is now utilised as a **Garden Implement Store** and is accessed via an up and over door.

Services: Mains water, electricity, oil fire central heating, septic tank drainage

Tenure: Freehold



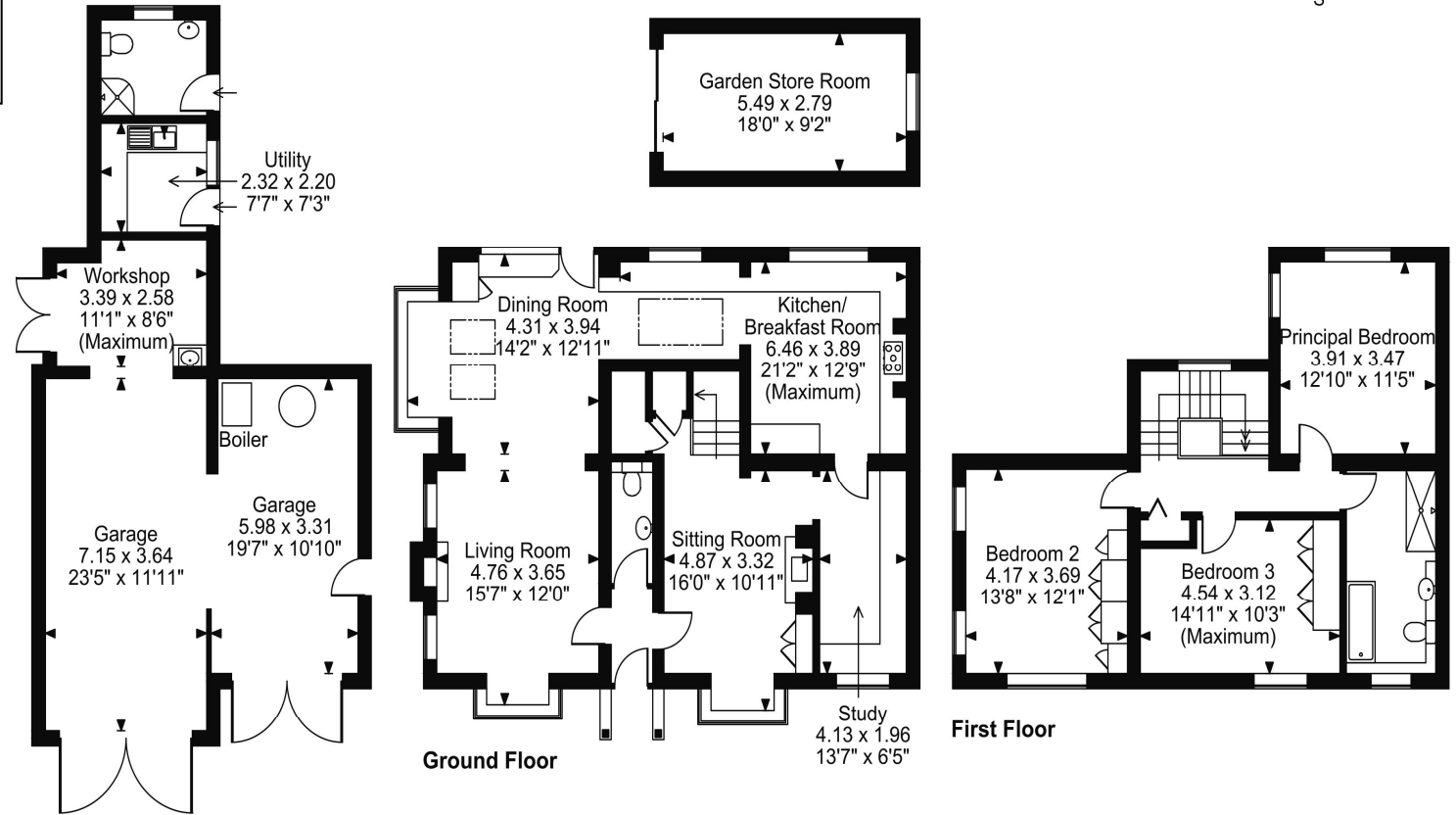
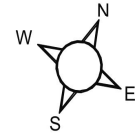
Directions

What 3 words - outcasts.bricks.smuggled

From Malpas Village proceed down the High Street passing the monument on the right-hand side and shortly after passing the Doctors surgery turn right onto Mastiff Lane proceed along Mastiff Lane for approximately 1.75miles passing a tight corner with railings continue on the road for approx. 500m and the property will be found on the right-hand side.



Approximate Gross Internal Area
 Main House = 1662 Sq Ft/154 Sq M
 Garages = 598 Sq Ft/56 Sq M
 Garden Store and Utility = 275 Sq Ft/26 Sq M
 Total = 2535 Sq Ft/236 Sq M



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