

2 GATE HOUSE BARNS KIDNAL

| MALPAS | CHESHIRE | SY14 7DH







A well-presented two-bedroom, single-storey detached barn conversion extending to approximately 1,000 sq ft, situated within a small rural development near Malpas. The property benefits from mature gardens and grounds extending to approximately 0.36 acres, together with driveway parking, an oak-framed garage and a useful detached outbuilding.

Offers in the region of £450,000





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- **Single-Storey Detached Barn Conversion**
- **South-west facing gardens and grounds extending to approximately 0.36 acres**
- **Open Outlook to the Rear**
- **High Specification Upgrades and Enhancements**
- **Off-Street Parking for up to Three Vehicles**
- **Idyllic Rural Location**

DESCRIPTION

Halls are delighted with instructions to offer 2 Gate House Barns in Kidnal, near Malpas, for sale by private treaty.

2 Gate House Barns is a well-presented single-storey detached barn conversion, providing thoughtfully arranged accommodation extending to approximately 1,000 sq ft. The property is situated within a small rural development near Malpas and combines character features with practical modern living.

The accommodation comprises an entrance hall, kitchen, dining room, living room, utility room, family bathroom and two bedrooms, with Bedroom One benefiting from a walk-in wardrobe. The living room is a particularly attractive space, featuring a double-sided log-burning stove and four-panel bi-fold doors opening towards the rear garden.

A key feature of the property is its mature garden and grounds, extending to approximately 0.36 acres. The gardens include lawned areas, established planting, mature trees, native hedging and a paved terrace. The rear garden enjoys a south-westerly aspect and views across adjoining farmland.

SITUATION

Gate House Barns is situated within a small rural development positioned outside the centre of Malpas. Malpas provides a range of day-to-day amenities, including schools, convenience stores, public houses and independent shops.

The property is also conveniently placed for access to Whitchurch, Wrexham and Chester. Chester lies approximately 15 miles to the north and offers a wider range of facilities, employment opportunities, retail, leisure and cultural attractions.

SCHOOLING

The property is conveniently positioned for access to a number of local state and independent schools. Schools referred to in the existing sales particulars include Malpas Alport Primary School, Bishop Heber High School, Tushingham with Grindley C of E Primary School, Abbey Gate College, The King's School, The Queen's School and Ellesmere College.

THE PROPERTY

2 Gate House Barns is a well-presented single-storey detached barn conversion extending to approximately 1,000 sq ft, situated within a small rural development near Malpas. The property combines character features associated with its barn conversion origins with thoughtful upgrades undertaken in recent years, creating practical and comfortable accommodation with direct access to mature gardens, open countryside views and useful ancillary buildings.

The property has been carefully maintained and improved, with particular attention given to the quality and consistency of the internal finishes. Features include engineered oak flooring, solid oak skirting boards and architraves, timber joinery, exposed beams and vaulted ceilings in selected rooms. These details reinforce the character of the barn conversion while providing a cohesive finish throughout the accommodation.

KITCHEN

Measuring approximately 3.7m (l) x 2.6m (w) x 4.0m (h), the kitchen is accessed from the courtyard through a recently installed stable-style entrance door and features a vaulted ceiling with exposed timber beams. The room incorporates fitted timber-framed cabinets together with a matching Neptune armoire cupboard, providing excellent storage and preparation space. Integrated appliances include an electric oven, hob and fridge. Positioned at the centre of the home, the kitchen connects directly with the dining area and principal living accommodation. The room is finished with a tiled floor and benefits from underfloor heating.

HALLWAY

Measuring approximately 5.2m (l) x 1.7m (w) x 2.3m (h), the hallway forms the central spine of the accommodation, providing access to the principal living areas, bedrooms and bathroom. A French door opens directly onto the patio and garden beyond, allowing natural light into the space and creating a practical connection between the accommodation and outdoor areas. Heating is provided by underfloor heating.

DINING AREA

Measuring approximately 5.2m (l) x 3.3m (w) x 2.4m (h), the dining area provides a versatile reception space with ample room for a dining table seating six or more people. Heating is provided by underfloor heating together with a double-sided log-burning stove shared with the adjoining living room. A bespoke church pew, included within the sale, forms an attractive focal feature and complements the character of the barn conversion.

LIVING ROOM

Measuring approximately 5.2m (l) x 3.4m (w) x 2.4m (h), the living room is the principal reception space and enjoys direct access to the rear garden through four-panel bi-fold doors (installed 2023). Heating is provided by underfloor heating together with a double-sided log-burning stove shared with the adjoining dining area, creating an attractive focal point that can be enjoyed from both spaces. The room comfortably accommodates a range of seating arrangements while maintaining a strong connection to the garden and views beyond.





BEDROOM ONE

Measuring approximately 5.2m (l) x 2.6m (w) x 4.0m (h), Bedroom One is a well-proportioned double bedroom featuring a vaulted ceiling and large ceiling fan, enhancing the sense of space and character. The room comfortably accommodates a king-size bed together with additional freestanding furniture and benefits from French doors opening directly onto the garden and patio area. A walk-in wardrobe, measuring approximately 3.5m x 1.4m, provides extensive storage and dressing space. Heating is provided by a central heating radiator.

BEDROOM TWO

Measuring approximately 3.5m (l) x 2.7m (w) x 4.0m (h), Bedroom Two is a well-proportioned double bedroom featuring a vaulted ceiling and large ceiling fan, enhancing the sense of space. The room is currently arranged with a king-size bed and additional freestanding furniture, demonstrating the practicality of the accommodation. Heating is provided by underfloor heating together with a central heating radiator.

BATHROOM

Measuring approximately 3.5m (l) x 1.4m (w) x 4.0m (h), the bathroom benefits from a vaulted ceiling which enhances the sense of space and complements the character of the barn conversion. The contemporary suite comprises a 1400mm x 900mm walk-in shower, wall-hung WC, wash hand basin and fitted mirror. The room is finished with fully tiled walls and a tiled floor, providing a practical and easy-to-maintain finish. Heating is provided by a heated towel radiator.

GARAGE/OUTBUILDINGS

The property includes a Radnor Oak (Walton) oak-framed double garage with new (Garolla) electric garage door, garage space, workshop area, office/utility area and loft storage.

The garden also includes a timber summer house, providing an attractive space for hobbies, quiet use or additional garden storage.

GARDEN & PADDOCK

The gardens and grounds extend to approximately 0.36 acres and are arranged across two distinct levels. The house, patio and principal garden occupy the upper section of the plot, creating an attractive setting with views across the surrounding countryside. The principal garden and patio areas enjoy a strong sense of privacy. An extensive recently installed Indian stone terrace provides a substantial outdoor seating and entertaining area directly accessible from the property. The principal garden comprises lawned areas together with established planting beds and borders. Steps and a gate lead down to a lower paddock area, providing additional open space well suited to recreation and exercise. The gardens enjoy a south-westerly aspect, allowing the patio and principal garden areas to benefit from sunlight throughout much of the day and into the evening. During the summer months, the setting provides an attractive opportunity to enjoy the sunset across the surrounding countryside.

THE ACCOMMODATION COMPRISES:

- Ground Floor -
Kitchen: 3.72m x 2.59m
Living Room: 5.23m x 3.43m
Dining Room: 3.28m x 2.46m
Bedroom One: 5.22m x 2.59m
Bedroom Two: 3.53m x 2.67m
Family Bathroom:

W3W

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DIRECTIONS

Leave Chester to the south via the A41, continuing for around 12 miles until reaching Hampton Heath Roundabout. Here, take the third exit onto Chester Road, Turn Right onto Mates Lane, after 1 mile take a Right hand turn, follow the road into the development and the property will be situated straight in front identified by a Halls "For Sale" board.

SERVICES

The property is understood to benefit from mains water and electricity, private drainage and oil-fired heating.

Broadband is available through Airband, with speeds up to 900Mb, and coverage throughout the property including the garage.

TENURE & POSSESSION

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY

Cheshire West & Chester Council.

COUNCIL TAX

The property is shown as being within Council Tax Band 'E' on the local authority register.

ANTI-MONEY LAUNDERING (AML) CHECKS

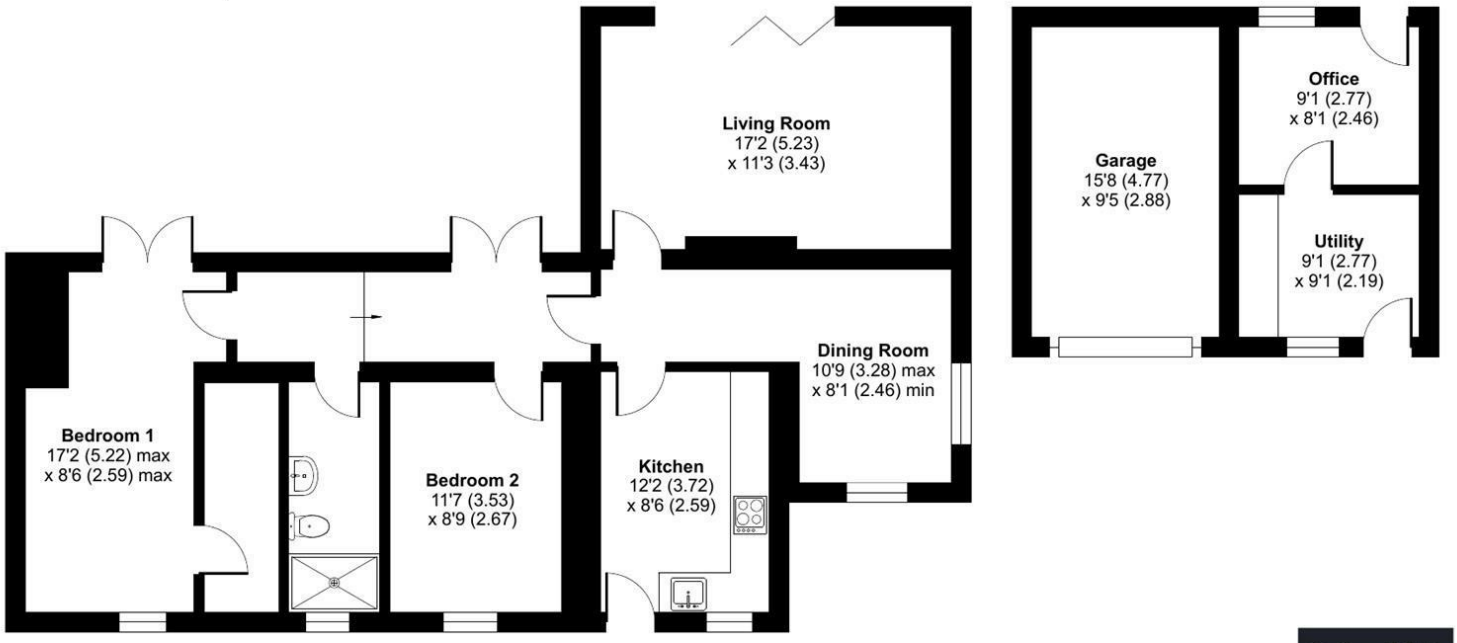
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach 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.

VIEWINGS

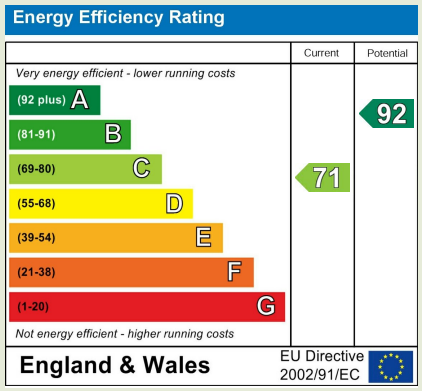
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

Approximate Area = 960 sq ft / 89.2 sq m
Garage = 148 sq ft / 13.7 sq m
Outbuilding = 142 sq ft / 13.2 sq m
Total = 1250 sq ft / 116.1 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Halls. REF: 1472485



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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.

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