



7 PENNY COURT  
MALPAS | CHESHIRE | SY14 8FL





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Malpas Centre ¼ of a mile | Whitchurch 6 miles | Nantwich 14 miles | Chester 16 miles | Crewe Railway Station 18 miles and from there to London Euston 1hr 20 minutes.  
(all mileages are approximate)

THIS LARGE SPACIOUS DETACHED FAMILY HOME IS CLOSE TO THE CENTRE OF MALPAS AND THE HEBER SCHOOL. THE PROPERTY IS AVAILABLE WITH NO CHAIN.

Modern Detached family home  
Balance of NHBC Warranty  
Large Kitchen Dining Room  
Rear Garden  
Detached Double Garage



**Whitchurch Office**

8 Watergate Street, Whitchurch,  
Shropshire, SY13 1DW

**T:** 01948 663230

**E:** [whitchurch@hallsgb.com](mailto:whitchurch@hallsgb.com)

Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

The property was recently built by Duchy Homes, and it has an EPC Rating of "A". The owners have recently added a side extension to create a laundry / boot room. The property is located at the end of Penny Court and has a large drive for at least 6 cars and a detached double garage.

The property offers spacious accommodation to over 1,850ft<sup>2</sup> and has a high level of specification including Amtico herringbone wood effect flooring, bespoke kitchen design and luxury bathrooms.

There are landscaped gardens to the front and rear of the property together with an extended white Aga porcelain paved patio area to the rear, gazebo at the bottom of the garden and child's play area to the rear of the garage.

## SITUATION

Malpas is a popular, well-regarded village in southwest Cheshire, offering excellent schools, pubs, restaurants, a doctors' surgery, and local shops. Recently named one of the UK's top places to live in 2025 by The Sunday Times, it features a historic 12th-century church at its centre. Nearby Beeston and Bickerton Hills provide outstanding views, while Bolesworth Castle hosts notable events such as the International Horse Show.

The town of Whitchurch is a short drive away, offering supermarkets, shops, churches, and leisure facilities. Malpas benefits from excellent road links to Chester, Wrexham, North Wales, and the wider North West. Chester offers extensive retail, motorway, and rail connections, with London Euston reachable in around two hours. Crewe and Whitchurch stations also provide regular services to Manchester Piccadilly, and the A41 is easily accessible.

## PROPERTY

The accommodation comprises a canopied front entrance porch with front door that leads in to the reception hall with door to cloakroom with W.C.



Off the hall is the main living room with feature media wall with recess for TV and ornamental recessed shelving. There is a walk in bay window with pleasant outlook to the front. There is also a spacious family room / office to the front with a bay window. To the rear of the property is a large open plan kitchen / diner / sitting room. The kitchen has a wide range of cupboards, central island and integrated appliances. Off the kitchen is a prep kitchen that opens into the newly extended laundry / boot room.

The stairs ascend from the reception hall to the first-floor landing. There is a master bedroom suite with fitted wardrobes, dressing area and door to a spacious en-suite. There is a further en-suite guest bedroom and three more bedrooms and a large family bathroom. The property has solar panels, gas fired central heating and double-glazed windows.



## OUTSIDE AND GARDENS

The property is located at the end of Penny Court down a drive to a parking area with space for at least six cars. The drive continues to a detached double garage with EV charger, power and lighting.

To the front of the property is a lawned area with box hedge to border and there is a path that leads to the front door. To the side is a shrubbery and a gate leads into the rear gardens.

The rear garden has a large White AGA porcelain paved patio area, lawns, flower borders and in the corner is a timber framed gazebo and seating area. There is a storage area to the far side of the laundry room and to the rear of the garage is a child's play area. Beneath the bark is a hardcore and this area could be suitable for a timber framed office/summer house.

## SCHOOLING

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.

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## SERVICES

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

## LOCAL AUTHORITY

Cheshire West & Chester

## COUNCIL TAX

Council Tax Band – F

## DIRECTIONS

What3Words ///binders.sleepy.mows

From the centre of Malpas drive out on the Chester Road and after about ¼ of a mile turn left into Waterfield Road. Follow the road all the way to the end and turn into Penny Court. Drive to the end of Penny Court and turn left and the property is at the end of the drive.



## RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

## IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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 checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



