



THE FIELDS

HETHERSON GREEN | MALPAS | SY14 8EL





THE FIELDS

HETHERSON GREEN | MALPAS | SY14 8EL

Malpas 4 miles | Whitchurch 7 miles | Nantwich 10 miles | Chester 16 miles | Crewe Station 16 miles
(all mileages are approximate)

A DELIGHTFUL, DETACHED COUNTRY COTTAGE SURROUNDED BY
FIELDS. THE PROPERTY OFFERS VERSATILE ACCOMMODATION, HAS
LARGE GARDENS, LARGE CARPORT AND DETACHED DOUBLE GARAGE.

Detached Modernised Country Home
Surrounded by Fields with Views
Recent Extensions & Detached Double Garage
Lots of Parking including a large carport
Spacious & Luxurious Accommodation



Whitchurch Office

8 Watagate Street, Whitchurch,
Shropshire, SY13 1DW

T: 01948 663230

E: whitchurch@halls.gb.com

Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Nestled within the picturesque rural hamlet of Hetherson Green, near Whitchurch, this charming character cottage has been sympathetically modernised and thoughtfully extended to create a wonderful home that perfectly blends period charm with contemporary living. Occupying a generous plot with stunning views across the rolling South Cheshire countryside, the property also offers further development potential, subject to the necessary planning consents.

SITUATION

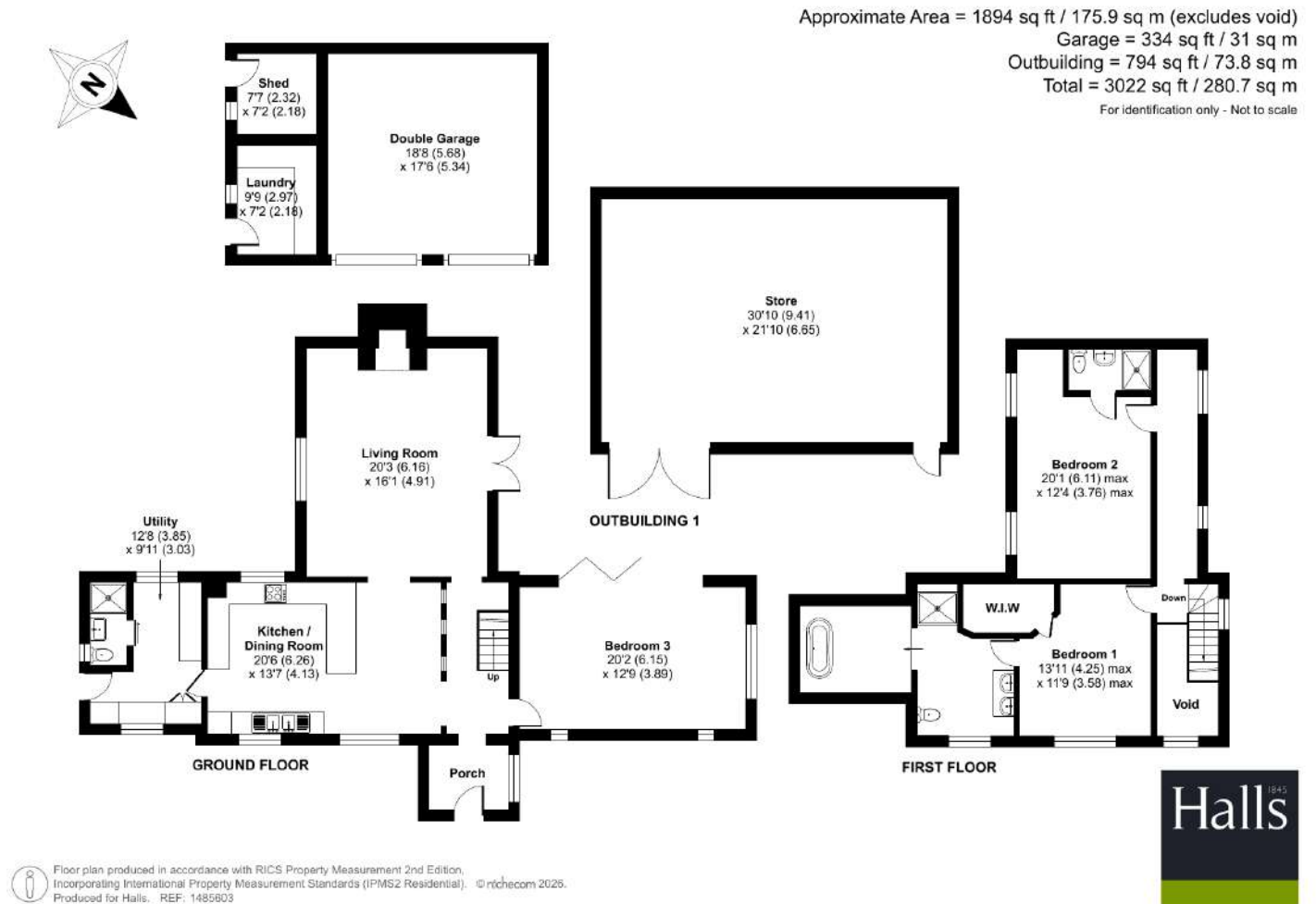
Hetherson Green, is a small hamlet located in the heart of the Cheshire countryside. It is surrounded by beautiful rolling hills and lush green fields, offering a much desired picturesque and rural setting. The village has a rich history, with notable landmarks such as St. Wenefrede's Church and Bickley Hall. Cholmondeley Castle is close by boasting parklands, gardens and has various events on throughout the year.

Malpas is a busy and very well regarded popular village in South West Cheshire. The village enjoys the benefits of several very good schools, restaurants, pubs, a doctors surgery and a selection of local shops.

The town of Whitchurch is just 6 Miles away and has four supermarkets, and a more extensive choice of local shops, churches, leisure centres and other activities. There is excellent road access to Chester, Wrexham, North Wales & the North West.

PROPERTY

The accommodation is both versatile and well-presented throughout. A welcoming entrance hall leads to the heart of the home which is undoubtedly the impressive open-plan kitchen with wide range of units, granite work tops and a range of integrated appliances.



Off the kitchen is an open plan family and dining area, providing an ideal space for everyday family life and entertaining. Off this is access to the living room with feature fireplace with open fire, ground floor bedroom/garden room and the practical utility room, with integrated appliances and laundry facilities. There is a sliding barn style door from the utility which gives access to a modern shower room, offering excellent flexibility for guests, multi-generational living or home working.

To the first floor are two generously proportioned bedrooms. The superb principal bedroom benefits from a walk-in wardrobe and a luxurious en-suite bathroom, creating an elegant private retreat. The second bedroom is equally spacious and has been designed with provisions in place for the installation of an en-suite if desired. Both bedrooms have excellent views over the gardens and countryside. The property has double glazed windows and oil-fired heating with under floor heating to the ground floor.



OUTSIDE & GARDENS

The property is accessed down a private track which leads to a wooden 5 bar gate that opens into a large drive suitable for many cars and vehicles.

Externally, the property enjoys extensive gardens that take full advantage of the delightful rural setting and far-reaching views. The gardens include large lawns, flower borders and paved outdoor seating areas that enjoy the views over the fields.

There are a range of useful outbuildings includes a double garage, laundry room, tack room and carport, offering excellent storage and potential for a variety of uses. This is a rare opportunity to acquire a beautifully enhanced country cottage in a highly desirable rural location, combining character, space, versatility and future potential in equal measure.

SCHOOLING

Bishop Heber High is an 'Outstanding' secondary school (Ofsted, 2011), situated on the outskirts of Malpas. Popular independent schools in the area include 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 understand that the property has the benefit of mains water and electric. Drainage is provided to a private system and heating is via an oil-fired boiler.

LOCAL AUTHORITY

Cheshire West & Chester

COUNCIL TAX & EPC RATING

Council Tax Band - F
Current EPC Rating - TBC

DIRECTIONS

What3Words ///visual.educated.excellent

From Whitchurch drive north on the A49 for about 6 miles and turn left into Bickley Lane. Continue along Bickley Lane for about 3.4 of a mile and thake the 3rd right which is still Bickley Lane. After about ¼ of a mile turn left into Hetherson Green Lane and at a small crossroad turn right into a track. Follow the track which will take you to the property.



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.



