



**CHESHIRE
LAMONT**

Shocklach Road, Threapwood, Malpas

4 Lodgebury Court

Shocklach Road, Threapwood
Malpas, SY14 7AZ

This spacious five-bedroom barn conversion offers stunning uncompromised views to the Welsh Hills and provides a well-proportioned family accommodation extending to just under 2500 ft.² including garage and sits in a large corner plot.

- Attractive far-reaching view to the Welsh Hills
- Well-proportioned corner plot Barn Conversion extending to just under 2500 ft.²
- Reception Hall, Living Room, Dining Room, Sitting Room, Conservatory, Kitchen/Breakfast Room, Utility, Cloakroom
- Five Bedrooms, two Bath/Shower rooms (two Ensuite)
- Large corner plot, double garage, ample parking

Location

The property lies on the outskirts the small village of Threapwood surrounded by beautiful rolling countryside, which offer delightful walks along rural footpaths. The larger village of Malpas is approximately 4.5 miles and offers a selection of shops and local amenities, including doctor's surgery and post office. Malpas is also home to a primary school, as well as the outstanding-rated secondary, Bishop Heber High School and Shocklach Oviatt C.E. Primary School is just 3 miles away. Private schools in the area include The King's School and The Queen's School in Chester, Abbey Gate College in Saughton, and Ellesmere College.

Accommodation

A **Storm Porch** sits above apart glazed panel front door. This opens to a welcoming **Reception Hall**, features include exposed painted ceiling timbers, staircase with half landing and a timber effect Karndean floor. The Reception Hall gives access to three reception/living Rooms, the Kitchen/Breakfast Room and a **Cloakroom** fitted with a low-level WC and wash hand basin. The well-proportioned **Living Room 6m x 4.2m** includes an exposed brick fireplace fitted with a Clearview log burning stove sat upon a York stone hearth, natural light floods the room via bifold doors which open onto the attractive gardens. There is a versatile **Dining Room 3.8m x 2.7m** as well as an additional **Sitting/Family Room 4.8m x 3.6m** which in turn gives access to the **Conservatory 3.5m x 3.1m**, this overlooks and gives access to the rear garden with stunning views beyond over the surrounding countryside and the Welsh Hills in the distance.



The well-appointed **Kitchen/Breakfast Room 5m x 4.8m** overlooks the rear garden and is extensively fitted with wall and floor cupboards complimented with granite work surfaces. Appliances include a four-burner gas hob (LPG) with oven beneath, there is an integrated dishwasher and large freestanding fridge freezer set within a housing unit (included within the sale). A tile floor runs throughout and continues within the Dining Area which comfortably accommodates an eight person everyday dining table. Off the Kitchen there is a **Utility Room** with **Housekeeper's Cupboard** and space for a washing machine. *Agent's note – should prospective purchasers wish, the dividing wall between the Kitchen and Sitting/Family Room could be removed to create a stunning 8.8m x 4.9m Open Plan Kitchen/Dining/Family Room (subject to the necessary building regulation approval).*

First Floor

To the first floor there are five Bedrooms and three Bath/Shower Rooms (two Ensuite). The **Master Bedroom 6m x 3.6m** provides attractive elevated views and includes a Dressing Area which is extensively fitted with wardrobes and shelving with an **Ensuite Bathroom** off fitted with a shower enclosure, panel bath, wash handbasin, low level WC and heated towel rail. **Bedroom Two 3.0m x 3.6m** offers attractive far-reaching views to the Welsh Hills and benefits from an **Ensuite Shower Room**. **Bedroom Three 3.6m x 3m** offers similar views to Bedroom Two. **Bedroom Four 2.7m x 2.7m** and **Bedroom Five 2.3m x 2.4m** deepening into **3.2m**. The spacious **Family Bathroom 3.6m x 2.3m** is fitted with a panel bath, shower enclosure, low level WC, wash handbasin with storage drawers beneath and a heated towel rail.

Externally

To the front of property there is a communal courtyard for the residents and their guests, this provides parking and gives access to the **Double Garage 5.9m x 5.6m** with a large mezzanine storage area within the roof space. To the rear of the Garage, there is a second driveway providing additional private parking for a number of cars or alternatively boats/caravans or commercial vehicles. A gateway from the rear driveway gives access to the attractive secluded gardens which benefit from being on a large corner plot and provide far reaching view to the Welsh Hills. The gardens are principally laid to lawn edged with mature well stocked borders and include a large patio ideal for alfresco entertaining, which can be directly accessed from the Conservatory and Utility Room off the Kitchen.

Services/Tenure: Mains water, electricity, oil fired central heating, private drainage for the development compliant to 2020 regulations. Management charge – £300 per year. Freehold

Viewing: Through Cheshire Lamont's Tarporley office.

Directions: What3words: irony. than.arch

From the top of Malpas High Street proceed down the High Street turning right at the Monument onto Church Street (B5069) follow this road for approximately 3 miles to Threapwood. Pass the village shop on the left and continue towards Worthenbury. After approximately half a mile take the second right turning into Frog Lane and Lodgebury Court will be observed on the left hand side.

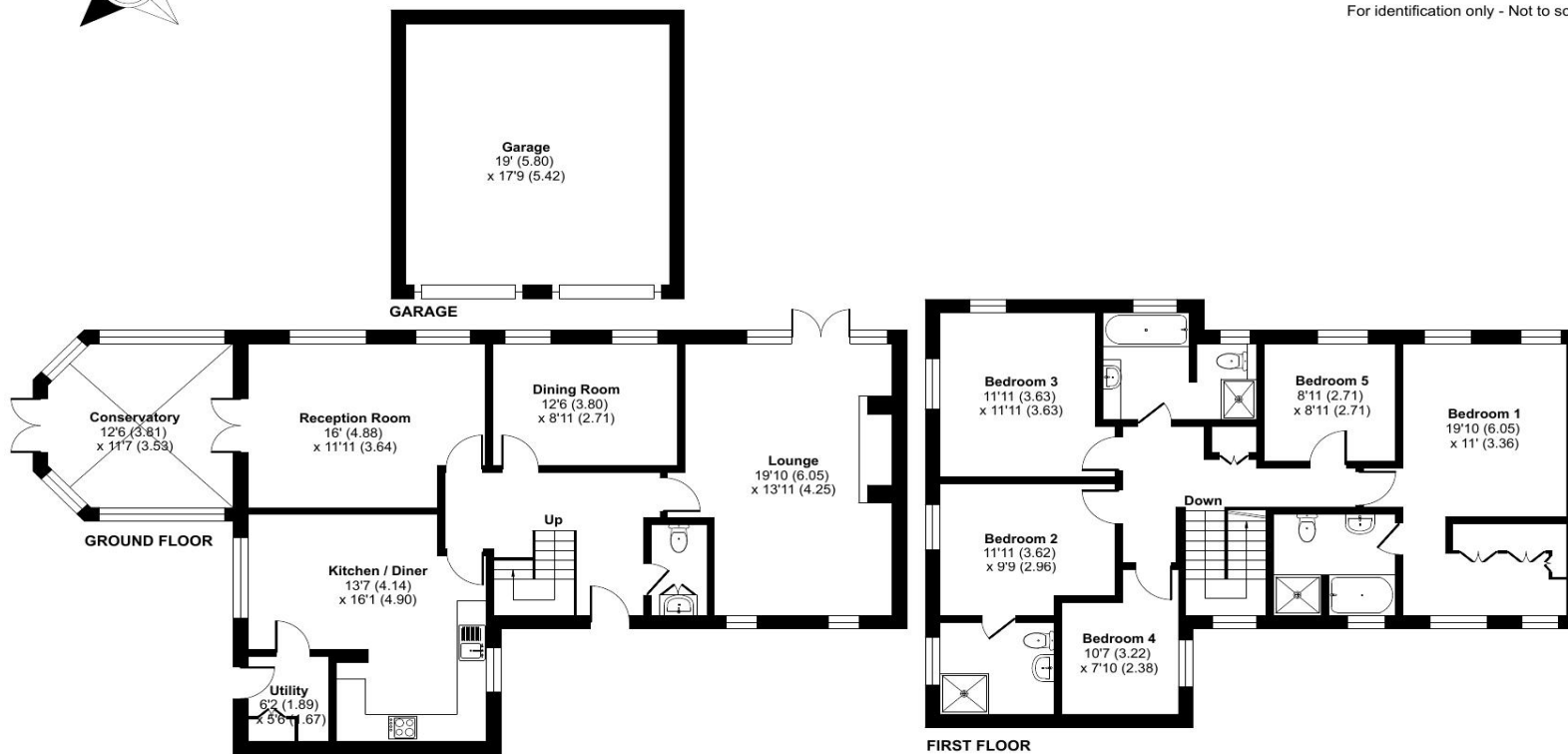




Lodgebury Court, Shocklach Road, Thrapwood, Malpas, SY14

Approximate Area = 2152 sq ft / 199.9 sq m
 Garage = 338 sq ft / 31.4 sq m
 Total = 2490 sq ft / 231.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Cheshire Lamont. REF: 1464852

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
35-68	D		
38-54	E	51 E	
21-38	F		
1-20	G		

IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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