Town & Country
Estate & Letting Agents

Long Lane, Malpas

£475,000

This attractive detached house offers a delightful blend of comfort and convenience. Offering plenty of useful storage space. With three well-proportioned bedrooms and the opportunity for a 4th this home is perfect for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests. The location is particularly appealing, as it offers excellent access to nearby towns such as Chester, Wrexham, and Whitchurch, making it ideal for commuters or those who enjoy exploring the vibrant local area. The peaceful surroundings ensure a tranquil lifestyle, while still being within easy reach of essential amenities and services.

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DESCRIPTION

The property is approached via a charming cobblestone entrance leading to ample paved off-road parking, positioned to the front and along the right-hand side of the property, including space beneath a timber carport. To the left of the parking area are beautifully presented gardens, well stocked with a variety of plants, shrubs, and trees. External lighting is fitted to both the front and side of the property, with a paved seating area to the left-hand side and timber-gated access on the right leading through to the rear garden.To the rear, the garden is a standout feature of the property. Accessed via the side gate, it has been thoughtfully designed and meticulously maintained. It includes a paved patio area, with paved and gravel pathways edged in cobblestone leading to a further circular patio and a summer house positioned at the rear. The garden is mainly laid to lawn, complemented by an abundance of mature plants, shrubs, and a mature fir tree. Additional features include a timber shed, external water supply, and outside lighting, all enclosed by a combination of timber fencing and hedging.

LOCATION

Situated in the peaceful village of Tilston, this property enjoys a rural setting with a village shop, post office, St Marys church and local pubs nearby. A wider range of amenities can be found in nearby Malpas, with larger centres including Chester and Wrexham within easy reach. The area is well served by schools, including the highly regarded Bishop Heber High School, along with a selection of independent schools nearby. Tilston is a historic village near the Welsh border with origins dating back to Roman Britain, when it stood near the Roman settlement of Bovium along an important military road. During the medieval and Victorian periods, Tilston developed into a rural farming community and today it remains known for its historic buildings, countryside setting, and strong connection to Cheshire's past. the location itself benefits from a strong sense of community, with a village hall hosting local events and activities, and a large, well-equipped play area providing an excellent space for children. The surrounding countryside offers a wealth of scenic walks and outdoor pursuits, with popular spots such as Bickerton Hill and Carden Park close by, perfect for enjoying the natural beauty of the area. Good road links via the A41 and A49 provide convenient access to surrounding areas, making this an ideal location for those seeking a balance of rural living and connectivity.

DIRECTIONS

From Lower Bridge Street, head north and follow the A5268 (Pepper Street, Foregate Street, and The Bars). Continue onto the A51 (Boughton/Christleton Road), then turn left onto Sandy Lane (B5130). Follow the B5130 for several miles, continuing through roundabouts, then turn left onto the A534. Take a right onto Stretton Hall Lane, continue ahead onto Church Road, then turn right onto Rookery Road. Finally, turn left onto Long Lane, where the property will be located.

ENTRANCE HALL

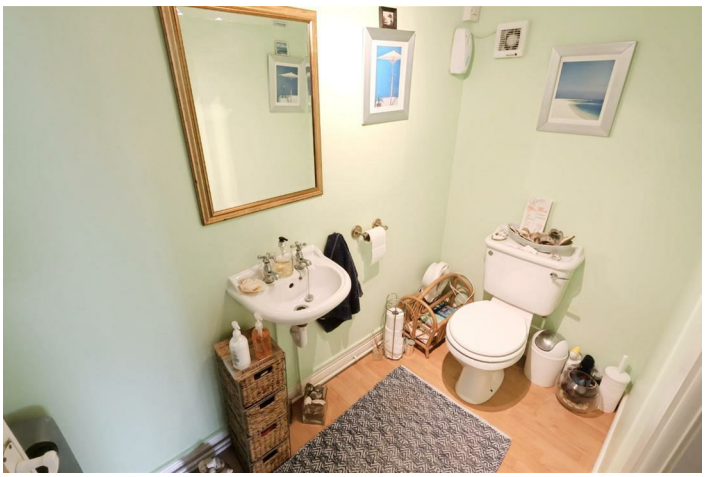
13'6" x 5'8"

The property is entered through an opaque leaded and stained glass front door into a welcoming entrance hall. Features include an inset doormat, radiator, recessed ceiling downlights, and stairs rising to the first floor with a variety of storage cupboards for coats and shoes beneath. Doors lead to the kitchen, living room, and study/music room.

STUDY/MUSIC ROOM

12'8" x 8'2"

A versatile room with a front-facing window and radiator, currently used as a study/music room but easily adaptable as a fourth bedroom. A door leads to the cloakroom WC



CLOAKROOM WC

7’6” x 4’0”

Fitted with a low-level WC and wash hand basin, with extractor fan and wood-effect laminate flooring

DINING ROOM

10’4” x 9’8”

Includes a radiator, with UPVC double-glazed doors leading to both the conservatory and the rear patio.

LIVING ROOM

16’7” x 12’5” max

A bright double-aspect room with windows to the front and side elevations, featuring a radiator, electric wall-mounted fire, and an open-plan connection to the dining room.

CONSERVATORY

11’2” x 8’2”

Constructed with a UPVC double-glazed frame and integrated skylight, with a ceramic tiled floor and two sets of French doors opening to both the front and rear gardens.

KITCHEN

18’2” x 11’2”

A beautifully presented and extended kitchen fitted with a range of cream shaker-style wall, base, and drawer units, complemented by display cabinets and stainless steel handles. Solid wood worktops incorporate a stainless steel one-and-a-half bowl sink with mixer tap and tiled splashback. Integrated appliances include a double oven, microwave, electric hob with extractor hood, dishwasher, and pull-out storage units. The kitchen benefits from ceramic tiled flooring with underfloor heating, recessed ceiling lighting, and a semi-vaulted ceiling with skylight. A rear-facing window and door provide access to the garden.

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UTILITY ROOM

14’8” x 8’2”

Fitted with matching units and work surfaces, housing a stainless steel sink with tiled splashback. Features include ceramic tiled flooring, a floor-standing Worcester oil boiler, radiator, rear-facing window, and door to the garden.

FIRST FLOOR LANDING

11’4” x 7’2”

A spacious landing area with room for a desk, featuring a side-facing opaque window and access to all bedrooms, bathroom, and separate WC.

BATHROOM

6’5” x 7’9”

Fitted with a modern white three-piece suite including a P-shaped spa bath with mixer tap and electric shower over, curved screen, and vanity unit with wash basin and mirror. Fully tiled walls and ceramic tiled flooring, chrome heated towel rail, recessed lighting, UPVC panelled ceiling, and rear-facing opaque window. Includes an airing cupboard and loft access.

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BEDROOM ONE

12’3” x 10’6”

Fitted with mirrored sliding wardrobes providing plenty of storage and a matching dressing table. Front-facing window and radiator.

BEDROOM TWO

10’6” x 8’8”

Rear-facing window, radiator, recessed ceiling lights, and fitted headboard with wardrobes and overhead storage.

BEDROOM THREE

9’10” x 7’0”

Fitted with light maple-style wardrobes which provide a great storage space, front-facing window, and radiator.

EXTERNALLY

The property is approached via a cobblestone entrance leading to ample paved off-road parking to the front and along the right-hand side, including a timber carport. To the left, there are well-maintained gardens stocked with a variety of plants, shrubs, and trees. External lighting is fitted, with a paved seating area and gated side access leading to the rear garden.

REAR GARDEN

The rear garden is a standout feature, being beautifully landscaped and mainly laid to lawn with well-stocked borders of plants, shrubs, and mature trees. A paved patio area provides ideal space for outdoor dining, with gravel and paved pathways leading to a circular patio and summer house at the rear. Additional benefits include a timber shed, outside water supply, lighting, and enclosed boundaries with fencing and hedging.

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SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.
Council tax - D
Tenure- Freehold

ARRANGE A VIEWING

Please contact a member of our team on 01244 403900. Viewings are strictly by appointment via our Chester branch.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

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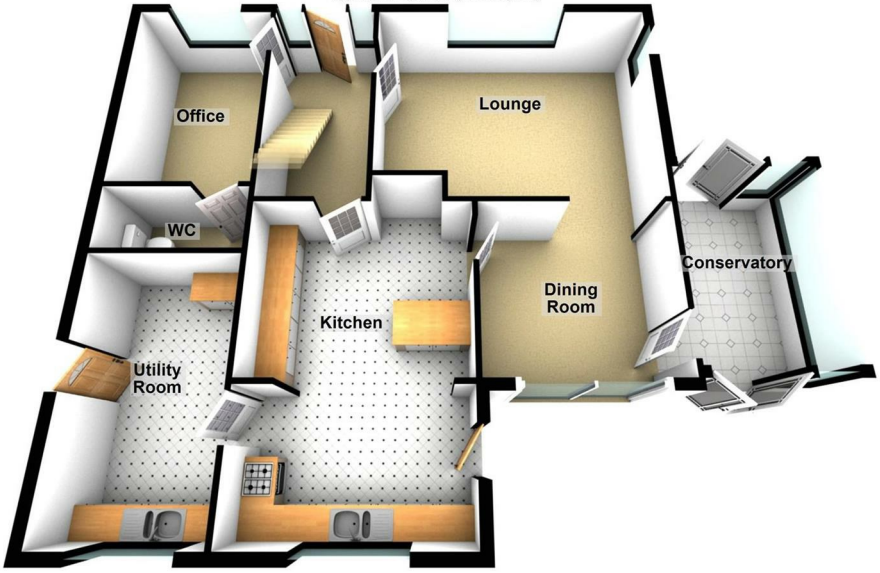
Ground Floor

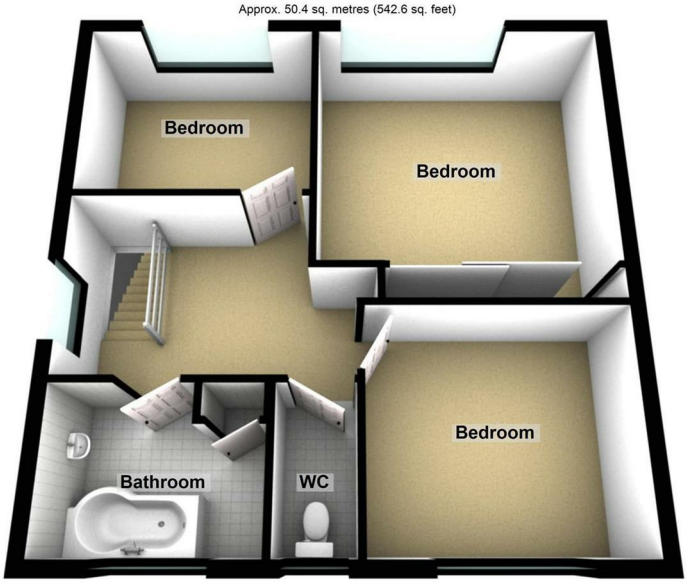
Approx. 92.9 sq. metres (1000.0 sq. feet)

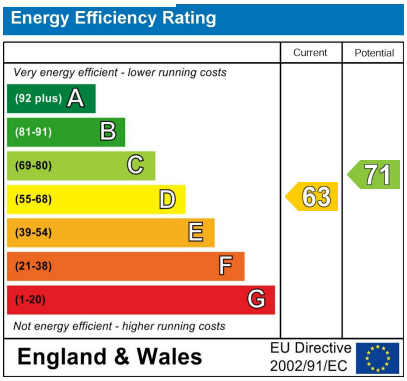


Total area: approx. 143.3 sq. metres (1542.7 sq. feet)

First Floor

Approx. 50.4 sq. metres (542.6 sq. feet)





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