



CHESHIRE
LAMONT

Bickerton Road, Hampton, Malpas.

Chapel House. Bickerton Road, Hampton, SY14 8JZ.

Holding an attractive rural position less than 2 miles from Malpas village, this sympathetically converted and extended chapel has retained the character and integrity of the original property. Extending to approx. 2129 sq ft. and providing well-proportioned living accommodation along with 4 beds and 2 bath/shower rooms. Settled in secluded SW facing garden.

- Reception Hall, Living Room, Dining Room, Study, Open- plan Kitchen /Dining/Family Room, Conservatory, Boot Room, Utility and Cloakroom.
- Attractive feature first floor landing, Four Bedrooms, Two Bath/Shower Rooms.
- Enclosed secluded SW facing garden.

Location

The property is located on the outskirts of the prosperous village of Malpas with its bustling High Street, historic church and the highly sought after Bishops Heber High School. The many country walking opportunities nearby include those on the National Trust heathland of Bickerton Hill (1.9 miles), from where far-reaching views can be enjoyed across the Cheshire Plain and Welsh Hills, while the Sandstone Trail can be joined within a 15-minute walk of the property. There are many recreational facilities available within the area including golf clubs, cricket, tennis, football, hockey and rugby clubs as well as riding schools. Malpas 1.7 miles – Whitchurch 6.5 miles – Nantwich 12.5 miles – Chester 13.5 miles.

Accommodation

A timber front door opens to a tiled **Reception Hall** which includes a feature pitch pine staircase rising to the first floor and spacious **Cloakroom** finished with oak flooring. The **Reception Hall** gives access to all the principal reception accommodation which includes the **Living Room**, versatile **Dining/Sitting Room**, **Study** and a large open plan **Kitchen/Dining/Family Room** extension with **Conservatory**, **Boot Room**, and **Utility Room** off. Features within the attractive **Living Room 6.3m x 3.6m** include original chapel windows, 8' 9" ceiling height, exposed polished pitch pine flooring and a corner fireplace fitted with a log burning stove. The versatile, second **Sitting Room 3.2m x 3.1m** was used by the previous vendor as a formal dining room and is finished with exposed polished flooring as is the **Study 3.3m x 2.4m**.

The **Kitchen/Dining/Family Room 6.4m x 5.5m** is fitted with a range master cooker providing five burner gas hob (LPG) and a double oven. There is plumbing for a dishwasher and space for an American style fridge freezer within the utility room. Exposed wood flooring runs throughout and there is space for an 8/10-person dining table, easy chairs and a sofa



within the Family/Dining area which is fitted with a multi- fuel burning stove. Off the kitchen there is a **Lean-to Conservatory 3.6m x 2m** which gives access to the gardens and a **Boot Room 3.1m x 2m** which in turn gives access to a **Utility Room 3.7m x 1.8m**. This is fitted with additional wall and floor cupboards, sink unit and worksurface with space beneath the worksurface for a washing machine, tumble dryer and freezer.

First Floor Accommodation

The first-floor landing has feature exposed ceiling timbers and gives access to **Four Bedrooms and two Bath/Shower Rooms**. The **Main Bedroom 6.3m x 3.6m** offers attractive views via sandstone mullion windows. Wardrobes run the width of one wall and there is a shelved **Dressing Room area** which in turn gives access to the **En-suite Shower Room**.

Bedroom two 5.5m x 2.7m, and **Bedroom Three 5.5m x 2.7m** both offer attractive views over fields to the side and benefit from built-in double wardrobes. **Bedroom Four 3.1m x 2.5m** overlooks the garden and is a generous single and would be perceived as a small double bedroom by modern standards. The **Family Bathroom** is fitted with a cast iron roll top bath, sat on claw feet; there is a pedestal wash hand basin and low-level WC.

Externally

To the front of the property there is a **Gravelled Parking Area for Three Cars** with a five-bar gate beyond, enclosing the garden but also providing space for additional parking if required. The secluded gardens are principally laid to lawn and include mature well stocked borders, a paved patio, which creates a **Sitting/Entertaining Area** with **Timber Framed Summerhouse**. To the side of the property there is a **Timber Framed Garden Shed** and further patio situated to the front of the Conservatory.

Tenure

Freehold.

Services

Mains Electricity. LPG gas fired central heating. Private drainage. Mains Water.





Directions

What three words - willing.tiredness.hype

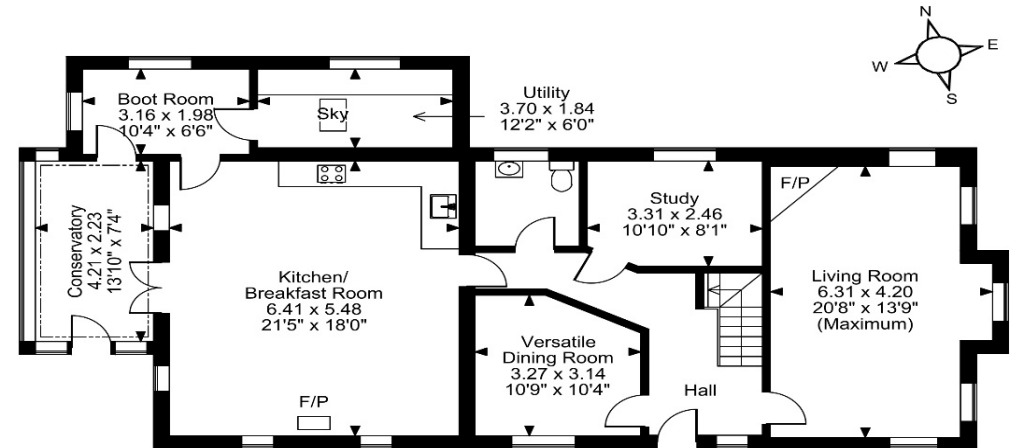
From Malpas High St head out to the Village on Chester Road passing Bishop Herber High School on the left to the A41 roundabout at Hampton. At the roundabout take the 3rd exit towards Bickerton, follow this road for ¼ mile and the property will be observed on the L hand side.

IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations 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.

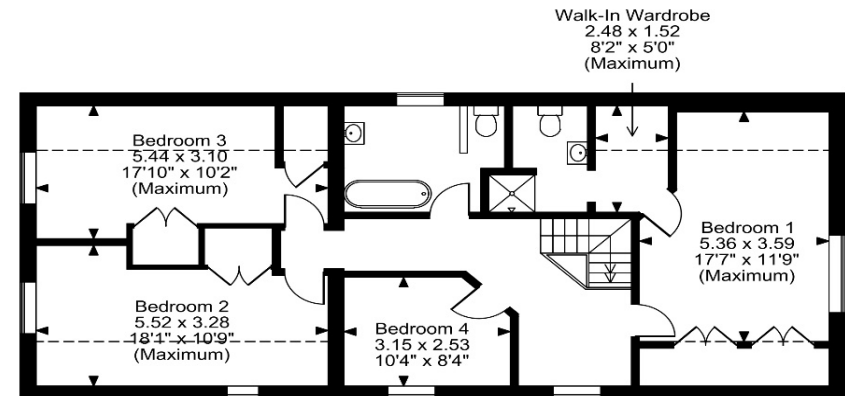
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Approximate Gross Internal Area
2129 Sq Ft/198 Sq M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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