

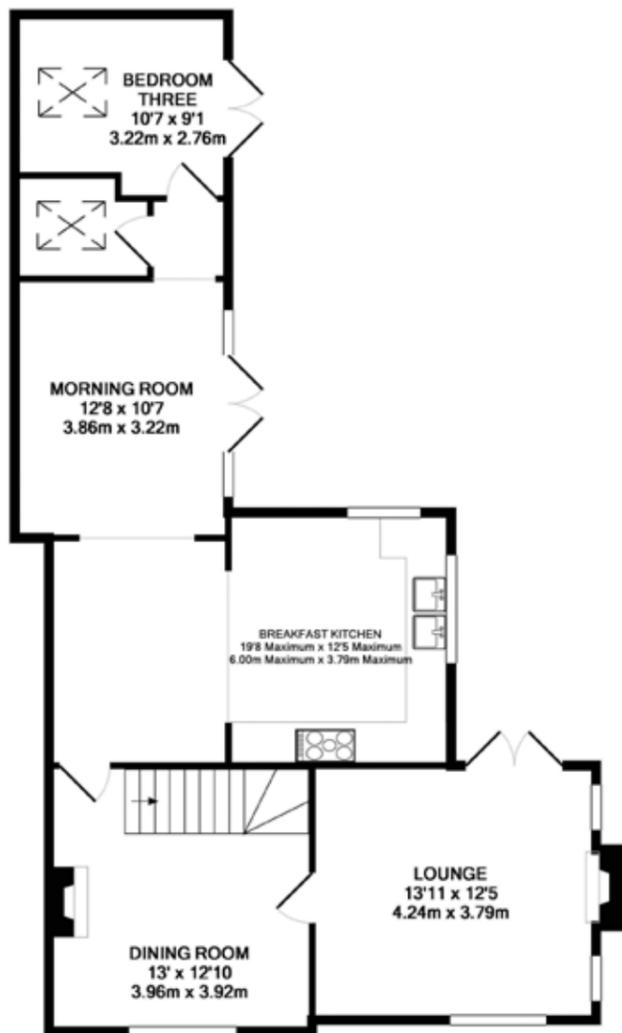


Floor Plans

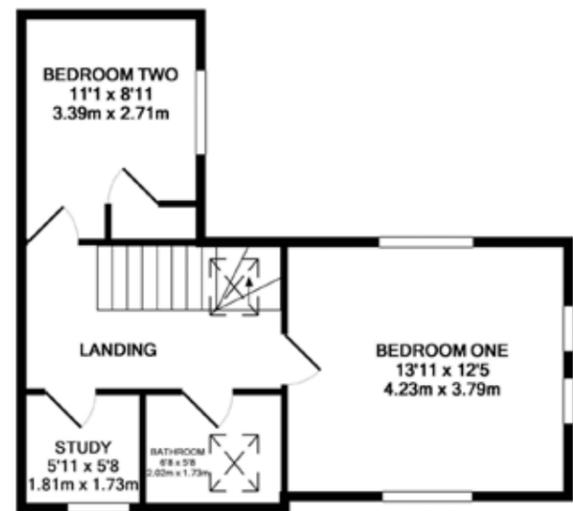
(Not to scale)



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GROUND FLOOR
APPROX. FLOOR
AREA 844 SQ.FT.
(78.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 437 SQ.FT.
(40.6 SQ.M.)

TARPORLEY

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Cheshire CW6 0AG

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tarporley@hinchliffeholmes.co.uk

NORTHWICH

28 High Street, Northwich
Cheshire CW9 5BJ

01606 330 303

northwich@hinchliffeholmes.co.uk

TOTAL APPROX. FLOOR AREA 1281 SQ.FT. (119.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Claras Cottage

Oldcastle Lane, Oldcastle, Nr. Malpas, Cheshire SY14 7AB

 3 Reception Rooms  3 Bedrooms  2 Bathrooms

Situated in a sought after quiet location and set in approximately 1.5 acres a charming and beautifully presented semi-detached cottage with period features throughout. Landscaped private gardens, driveway providing off road parking for several vehicles, stables and detached garage.

LOCATION

Malpas is a historic and picturesque Cheshire village that is recorded in the Domesday Book and features a fine gothic church and many period buildings in a variety of architectural styles. This thriving village has a bustling High Street that provides a range of shops, public houses, and restaurants. The village caters for families with children of all ages, having a good primary school and an OFSTED rated 'outstanding' secondary school with sixth form college, whilst the Kings and Queens Schools in Chester provide excellent private education. Malpas has a village recreation ground, and Carden Park Hotel is within 5 miles and provides spa and leisure facilities and two championship golf courses. The surrounding area offers much that will appeal to sports and outdoor enthusiasts including nature walks along the Sandstone Trail, and the Peckforton and Bickerton Hills, fishing at the Mere in Ellesmere, Cheshire Polo Club in Little Budworth, motor racing at Oulton Park, and horse racing at Chester and Bangor-On-Dee. Malpas is located within an easy driving distance of a convenient network of A-roads including the A41, A49, A525, and A534, which, amongst other destinations, facilitate travel to Chester and Wrexham, both of which provide university education. The A41 also provides a convenient link to the M53 and M56 near Chester, which facilitate travel to a number of commercial destinations within the North-West.

DIRECTIONS

From the centre of Malpas proceed out of the village on Church Street, which naturally flows into Wrexham Road. Take the next left onto Sunnyside and proceed to the t-junction. At the junction turn right onto Dog Lane which naturally flows onto Oldcastle Lane where the property will be found.

IN FURTHER DETAILS THE ACCOMMODATION COMPRISES:-

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering the contract.

GROUND FLOOR

Morning/Reception Hall 3.86m (12'8) x 3.23m (10'7)

Tiled floor, feature beam, log burner with brick feature surround and hearth and radiator.

Breakfast Kitchen 5.99m (19'8) Max x 3.78m (12'5) Max

Fitted with a range of wall and base units comprising cupboards and drawers, base units with wooden work surfaces over and tiled splashback, double Belfast style sink with mixer tap, integrated fridge and freezer, integrated washing machine, integrated dishwasher, Rangemaster cooker with five ring gas hob and double oven, grill and plate warmer with extractor fan over, exposed feature brick wall and beamed ceiling, recessed spotlights, dual aspect double glazed windows:

Dining Room 3.96m (13') x 3.91m (12'10)

Radiator, feature fireplace with wooden beam and electric fire, stairs to First Floor and understairs storage area.

Lounge 4.24m (13'11) x 3.78m (12'5)

Window to front and side, French doors to rear, inglenook fireplace with timber mantel and brick hearth and surround.

Bedroom Three 3.23m (10'7) x 2.77m (9'1)

French doors to rear, radiator and Velux window.

Shower Room 2.01m (6'7) x 1.54m (5'1)

Fully tiled walls, low level WC, heated towel rail, wash hand basin with mixer taps and vanity unit, shelving, extractor fan and tiled floor.

FIRST FLOOR

Landing

Galleried landing and Velux window.

Bedroom One 4.24m (13'11) x 3.78m (12'5)

Window to front, windows to side, window to rear, radiator and two large built-in storage cupboards.

Bedroom Two 3.38m (11'1) x 2.72m (8'11)

Window to rear, built-in cupboards and radiator.

Study 1.8m (5'11) x 1.73m (5'8)

Window to front and radiator.

Bathroom 2.03m (6'8) x 1.73m (5'8)

Velux window, half tiled walls, low level WC, wash hand basin, extractor fan and panel bath with overhead shower and screen.

OUTSIDE

Gardens And Land

The property is approached via a five-bar gate that opens onto the driveway providing off road parking for several vehicles.

There are hedged and fenced boundaries creating privacy.

There are two secluded patio areas ideal for outside entertainment that open onto the garden which is mainly laid to lawn a wraps around the property with well-established flower beds.

A Tack Room and Stable Block are situated to the rear and lead to the Orchard with a further gate to the paddock. Gravel paths run to the storage sheds to the rear of the property.

Detached Garage 5.5m (18'1) x 3.2m (10'6)

Power, light, pedestrian access to the side and electric up and over door.

Stable 4.65m (15'3) x 3.46m (11'4)

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, Oil fired central heating and private drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band C.

POSTCODE

SY14 7AB

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

