



Whitegates, Cuddington

£ 600,000



# Whitegates

## Cuddington

This delightful Four bedroom detached cottage has been sympathetically modernised and improved over recent years yet retained the features, character and integrity of the original property. Conveniently situated within one mile of Malpas High Street, the property is set in attractive gardens with useful outbuildings.

- Reception Hall, 3 Principal Reception Rooms, Kitchen Breakfast Room, Cloakroom, Cellar.
- 4 Bedrooms, 2 Bathrooms.
- Attractive well stocked cottage style gardens, Detached Two Storey Outbuilding providing Garaging and Workshop to the ground floor, further large Single Garage.

### Location

Cuddington is a small hamlet near the prosperous village of Malpas with its bustling High Street, historic church and the highly sought after Bishops Heber High School. Outstanding walks can be enjoyed from the property or alternatively just a short drive to the Bickerton and Peckforton Hills (3 miles) where one can pick up the Sandstone Trail and enjoy far reaching views across the Cheshire Plain and Welsh Hills. There are many recreational facilities available within the area including golf clubs, cricket, tennis, football, hockey and rugby clubs as well as horse riding schools. The historic City of Chester is just 14 miles.

### Accommodation

A **Storm Porch** is situated above a part glazed panel front door which opens to the **6.7m Reception Hall**, this is finished with a black and white chequered pattern tiled floor and gives access to the Sitting Room, Dining Room, Kitchen Breakfast Room, Cellar and Cloakroom. The attractive **Sitting Room 4.5m x 3.7m**, is finished with a timber effect tiled floor, has the staircase rising to the first floor, central fireplace with ornate carved mantel, door to garden and original bay window overlooking the attractive cottage style gardens with window seat. The Sitting Room gives access to the **Living Room 4.3m x 3.2m** this also has a box bay window overlooking the front garden and has a reclaimed cast iron fireplace with bespoke built in cupboards with shelving above to either side of the chimney breast. The well proportioned **Dining Room 5.9m x 2.9m** also overlooks the gardens and can comfortably accommodate a 10/12 person dining table and has a communicating door with a kitchen. The impressive and large **Kitchen Breakfast Room 5.9m x 5.6m widening to 6.7m** was refitted in 2021 with an extensive range of wall and floor cupboards finished with quartz work surfaces and matching central island which provides



a breakfast bar. Appliances include a Smeg Range cooker with 5 ring ceramic hob and extractor above, integrated fridge, dishwasher and washing machine, space for free standing fridge freezer, tiled floor and glazed double doors opening to the enclosed courtyard.

The spacious **First Floor Landing 4.5m x 2m** gives access to 4 Double Bedrooms and 2 Bathrooms (one ensuite). The **Master Bedroom 4.1m x 2.9m** benefits from a well appointed **Ensuite Bathroom** fitted in 2021. **Bedroom 2 4m x 3.2m** and **Bedroom 3 3.7m x 3.6m** both benefit from built in wardrobes and offer attractive views over the gardens. **Bedroom 4 5.4m x 3m** is a generous bedroom (limited headroom in part) and overlooks the courtyard. The **Family Bathroom** was refitted in 2021 with a freestanding bath with central mixer tap, pedestal wash hand basin, low level WC, heated towel rail and tiled floor.

#### Externally

A tarmacadam driveway continues past the **Detached Two Storey Outbuilding** creating an attractive enclosed gravelled courtyard at the rear of the property. Within the courtyard there is parking and turning space along with a **Large Single Garage 6.5m x 2.5m** and the Detached Two Storey Outbuilding sub-divided on the ground floor to provide a further **Garage 4.7m x 2.9m** and versatile **Workshop 4.7m x 2.9m**. An open plan **First Floor Space 6.1m x 4.7m**. Access can be taken along the side of the property to a delightful private cottage style garden which includes a 3.4m x 2.7m timber framed covered sitting/entertaining area creating the perfect alfresco entertaining space with shaped lawns beyond, interspersed with mature well stocked borders offering a variety of colour. There is a timber framed summer house which overlooks the garden and a trellis arch which leads into a screened vegetable garden.



**Directions**

**What Three Words - Training.Dish.Stunt**

From the monument in the centre of Malpas proceed up Church Street which becomes Wrexham Road and follow this road for approximately 1 mile from the village taking the first turning right, signposted Cuddington and Chorlton, and the driveway will be found immediately on the left hand side.

**Services (Not tested) /Tenure**

Mains water, electricity, oil central heating, septic tank. /Freehold.

Approximate Gross Internal Area  
Main House = 2110 sqft/196 sqm  
Garage/Outbuilding = 495 sqft/46 sqm  
Total = 2605 sqft/242 sqm



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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