



**CHESHIRE  
LAMONT**

**Church Street Malpas**



# The Wyvern

## Church Street Malpas

### SY14 8NU

This delightful Grade II Listed property is centrally positioned within Malpas village and extends to an impressive 1800sqft (gross internal). There is a stunning reception hall with galleried landing above, large principal living room, versatile sitting/dining room and kitchen with three double bedrooms and two bath/shower rooms along with two allocated car parking spaces.

- Elegant well proportioned reception hall with ornate staircase rising to first floor galleried landing above, large characterful 6m x 5.6m living room with log burner, versatile dining room/second sitting room, kitchen, utility/cloakroom.
- 3 Generous double bedrooms/two shower rooms.
- Benefits from private car parking space to the rear of the building.

#### Location

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. Chester 15 miles - Whitchurch 5.5 miles - Wrexham 12 miles - Nantwich 13 miles

#### Accommodation

The property is accessed via an impressive and elegant **Reception Hall 4m x 3.1m** finished with an original black and white chequered pattern tiled floor and ornate carved staircase rising to a galleried first floor landing. The landing gives access to the living accommodation which includes a large living room, and kitchen which in turn gives access to the dining room. There is also a utility room with WC facilities accessed off the first floor landing. The well proportioned **Living Room 6m x 5.6m** is the hub of this delightful property and provides sufficient space for not only sofas and easy chairs but also a dining area if desired.





Features include 2.7m high exposed beam ceiling, central fireplace fitted with a living flame log burner style effect stove, three large south facing Georgian style windows letting in an abundance of natural light and a further window to a Juliette balcony overlooking the rear. The **Kitchen 5.1m x 2.2m** also has three south facing Georgian windows letting in an abundance of natural light and fitted with wall and floor cupboards complimented with timber work surfaces these incorporate a four burner gas hob with extractor above. Integrated appliances include a double oven, dishwasher, fridge, freezer and washing machine, original exposed flooring continues into the versatile **Dining Room/Informal Sitting Room 3.7m x 2.5m** which also has a 2.8m feature exposed beam ceiling. Off the landing there is a large **Cloakroom 2.5m x 1.7m** which could accommodate a washing machine and tumble dryer if desired.

The spacious second floor landing gives access to three double bedrooms (one ensuite) and a family bathroom. The **Master Bedroom 6.0m x 5.6m** includes a **large Ensuite Shower Room**, has a 3.3m feature vaulted ceiling and exposed king post roof truss. **Bedroom Two 5.5m x 2.6m** and **Bedroom Three 3.7m x 2.7m** are generous double bedrooms with exposed ceiling timbers and vaulted ceilings. The **Family Bathroom** provides a panelled bath with shower facility above, pedestal wash hand basin, low level WC, heated towel rail and exposed wood flooring.

#### Services/Tenure

Mains water, electricity, gas and drainage. Leasehold

#### Agents Note

The property benefits from a sprinkler system.

#### Viewing

By appointment with Cheshire Lamont Tarporley office.

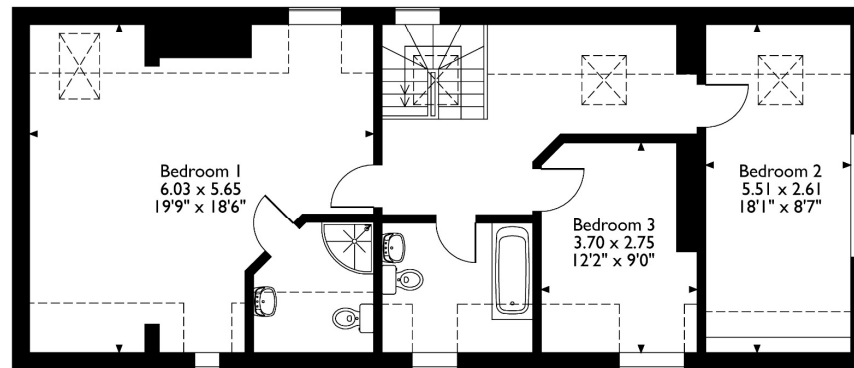
#### Directions

##### What3words - Motel.nylon.visions

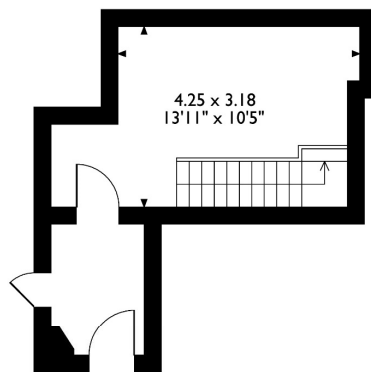
From the centre of Malpas village proceed down the High Street and turn right at the Cross into Church Street B5069. The property can be found on the right-hand side after Lloyds Bank and under an archway.



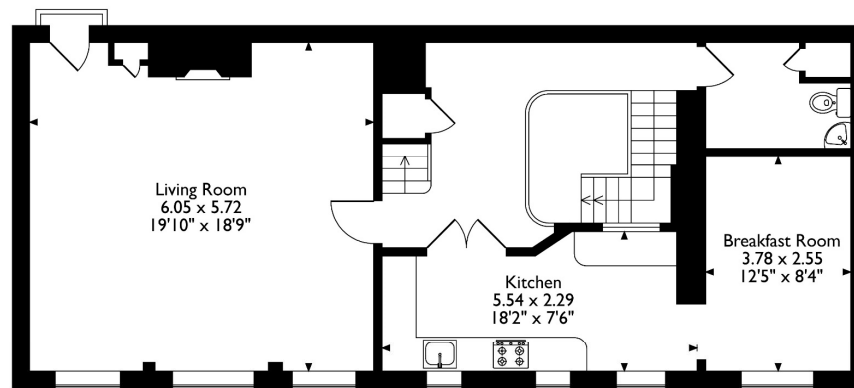
# Approximate Gross Internal Area 1797 sqft/167 sqm



**Second Floor**



**Ground Floor**



**First Floor**

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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CH01 Ravensworth 01670 713330