



**CHESHIRE  
LAMONT**



A well proportioned Five Bedroom family home offering spacious contemporary living accommodation benefiting from underfloor heating running throughout the ground floor conveniently situated within ½ mile of Malpas village and offering stunning views across the local countryside with the Welsh Hills in the distance.

- Spacious Reception Hall, Cloakroom, Large Living Room open plan to Kitchen Breakfast Room, Versatile Children's TV Room/Study, Utility/Boot Room.
- First Floor Landing with galleried Second Floor Landing above, Five large Double Bedrooms in total and Three Bathrooms.
- Parking on a private driveway with large Single Garage, all in addition to visitors parking, South West facing rear gardens providing a large patio area with lawned gardens beyond offering stunning views across farmland to the Welsh Hills.

#### Location

The prosperous village of Malpas has a bustling High Street, historic church and the highly sought after Bishop Heber High School. Outstanding walks can be enjoyed from the property or alternatively just a short drive to the Bickerton and Peckforton Hills 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 glazed panel front door opens to a spacious **Reception Hall 4.3m x 3.6m** this is finished with an oak detailed staircase rising to a galleried first floor landing and a tiled wood effect heated tile floor which runs consistently throughout the whole of the ground floor. Off the Reception Hall there is a set of oak double doors leading to a large Kitchen which in turn is open plan to the Living Room as well as a versatile Study/Children's Television Room, there is also a well appointed **Cloakroom** fitted with a low level WC and wash hand basin with cupboard space beneath. The large **L-shaped Open Plan Kitchen Dining Living Room 10.5 x 7.2m maximum dimensions** provides a spacious **Living Area 7.2m x 4.4m**. This is flued for a log burning stove and has a set of glazed double doors opening onto the South West facing rear garden which includes a large paved Sitting/Entertaining Area creating the perfect al fresco entertaining





space, with lawned gardens beyond and views to the Welsh Hills in the distance. The well appointed **Kitchen 6.1m x 3.5m** is extensively fitted with shaker style wall and floor cupboards complemented with granite work surfaces which extend on a peninsular unit to create a four person breakfast bar. Appliances include a five burner gas hob (LPG) with extractor canopy above, integrated oven, fridge freezer, dishwasher and wine chiller. The Kitchen also enjoys the views from the Living Room towards the Welsh Hills, off the Kitchen there is a large **Utility/Boot Room 3.5m x 3.0m**, this is finished with additional wall and floor cupboards complemented again with granite work surfaces providing space beneath for a washing machine and tumble dryer. As mentioned earlier there is also a **Versatile Study/Children's Television Room 3.6m x 3.5m** accessed off the Reception Hall.

To the first floor there is a large **Galleried First Floor Landing 4.3m x 4.2m** with feature 2.2m square picture window providing spectacular elevated views across the surrounding countryside with a galleried landing above giving access to an additional further two Double Bedrooms and a Bathroom on the second floor. To the first floor the **Master Bedroom 7.2m x 4.5m** provides spectacular views over the surrounding countryside with the Welsh Hills in the distance via two large picture windows and a set of full length glazed double doors opening to a Juliet balcony. Within the Master Bedroom there are two built in wardrobes with a further door leading to a large well appointed **En-suite Bathroom 3.2m x 2.9m**. This is fitted with a freestanding roll top bath, low level WC, large separate shower facility with drench shower head and fixed shower screen, his and hers wall mounted wash hand basins with drawer units beneath, heated towel rail, fully tiled floor and part tiled walls. **Bedroom Two and Bedroom Three** are both generous double bedrooms being **4.6m x 3.5m**, Bedroom Three benefiting from built in wardrobes. These two bedrooms are served via a well appointed **Bathroom** off the first floor landing comprising panel bath with mixer tap serving shower head, separate double width shower enclosure with drench shower head, low level WC, wall mounted wash hand basin with drawer units beneath, heated towel rail, fully tiled floor and part tiled walls.

To the second floor there are a further **Two Large Double Bedrooms both 5.7m x 4.5m** both of which benefit from large wardrobes and under eaves storage. Bedroom Four enjoys particularly spectacular views across the surrounding countryside to the Welsh Hills in the distance via a feature circular window. These two second floor bedrooms are served via a further well appointed **Bathroom 3.4m x 2.0m** comprising freestanding roll top bath, quadrant shower enclosure, low level WC, and double wash hand basin with drawer units beneath finished with part tiled walls and a heated tile floor.

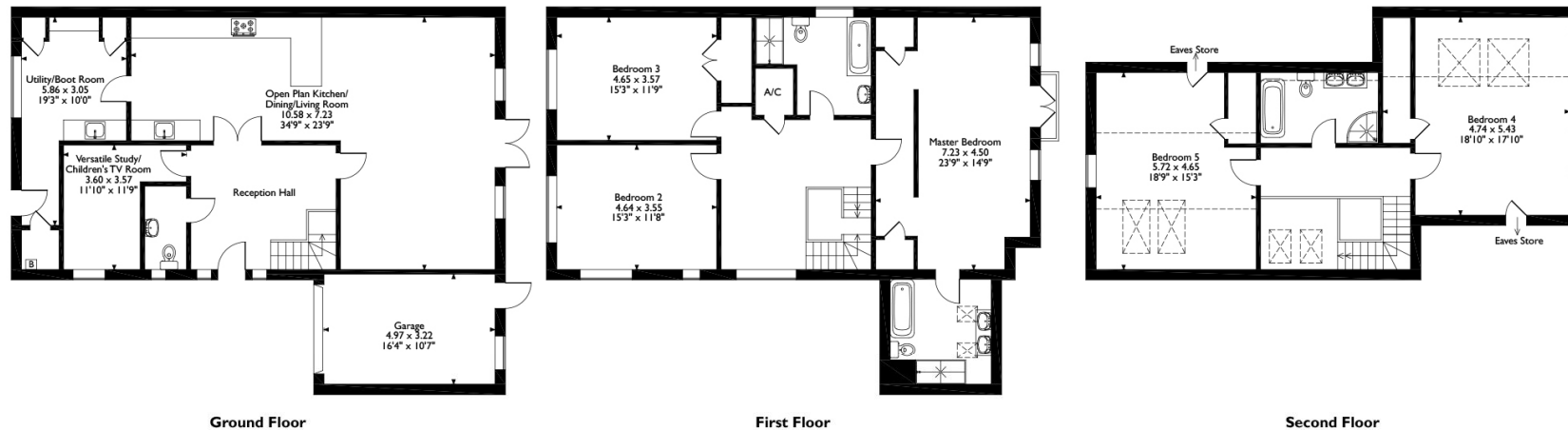
For external information please turn over.



### Externally

There is a shared driveway access the seven properties in New Farm Court of which there is an allocated visitors parking area being in addition to a private double width drive for The Forge which leads to a large Single Garage fitted with an electronically operated up and over door. A pathway to the side of the property gives access to an enclosed South West facing rear garden which includes a 5.6m x 4.5m patio area creating the perfect al fresco entertaining space directly accessed off the open plan Kitchen Dining Living Area with lawned gardens beyond overlooking fields and the surrounding countryside with the Welsh Hills in the distance.

Approximate Gross Internal Area  
Main House = 2841 sqft/264 sqm  
Garage = 172 sqft/16 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.

### Directions

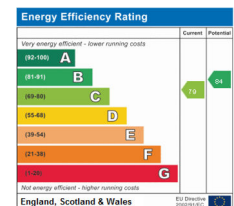
From the monument on Malpas High Street proceed in a Northerly direction along Tilston Road for ½ mile and the entrance to New Farm Court will be found on the left hand side.

### Services (Not tested)/Tenure

Mains Water, Electricity, Private Drainage System for the development compliant with 2020 regulations, LPG Central Heating.

### Viewings

Strictly by appointment with Cheshire Lamont Tarporley.



**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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