



Malpas

CHESHIRE  
LAMONT

# Lower Moss Cottage

## Malpas, SY14 7JJ

Centrally positioned within a large half acre garden and conveniently situated within half a mile of Malpas High Street, this well presented detached two bedroom cottage offers a significant opportunity to be extended into a spacious family home (subject to consent from the relevant authorities).

- Reception Hall, 7.5m Open Plan Living/Dining Room, Extended Kitchen Dining Family Room with feature oak framed windows overlooking the gardens, Utility Room, Downstairs Shower/Cloakroom.
- Two generous Double Bedrooms, Well appointed Ensuite Shower Room, Spacious well appointed Family Bathroom.
- Large private and secluded gardens extending to in excess of half an acre which are principally laid to lawn incorporating mature well stocked borders.
- Conveniently situated within half a mile of Malpas High Street.

### Location

Lower Moss Cottage is located in a secluded setting off a minor country road just half a mile from the centre of Malpas. Malpas has an excellent array of local amenities including 2 convenience stores with a post office, bakery and butcher and a small supermarket. There are doctors, dentists and opticians surgeries together with a hairdressing salon, barber, public houses, restaurants and a gastro dining pub with accommodation. The ancient St Oswald's Church is situated at the heart of the village and has a very active Church community. Local recreational opportunities for all age groups include cricket, tennis, football and bowls at Malpas and District Sports and Social Club. The Malpas Recreation ground has play areas and equipment for the benefit of young and teenage children in addition to a multi-use games area. Hill Valley and Carden Park Golf clubs, cycling, walking on the Bishop Bennet Way and racing at Chester and Bangor on Dee are readily available. The property is within catchment for Malpas Alport primary school and Bishop Heber High School, the latter rated "outstanding" by Ofsted. Independent schools in the region include Packwood Preparatory School, Abbeygate junior and senior school, The Kings and Queens Schools, Ellesmere College junior and senior school, Moreton Hall, and Shrewsbury. The area is well positioned for commuting to the commercial centres of the North West via road and rail with services to London Euston from both Whitchurch and Crewe within 2 hours.



## Accommodation

A solid timber front door opens to the **Reception Hall** with staircase rising to the first floor and doors off to the well proportioned 7.5m open plan **Living/Dining Room and extended Kitchen Dining Family Room**. The **Living/Dining Room Living area 4.5m x 3.3m** this has a central fireplace fitted with a Clearview log burning stove and glazed panel double doors opening to the rear garden. The **Dining Area 4.2m x 3.3m** also has a similar set of glazed double doors opening to the rear garden.

The extended **Kitchen Dining Family Room 6.1m x 5.8m** includes a spacious **Kitchen Area 5.1m x 2.8m** fitted with modern wall and floor cupboards complimented with granite work surfaces and matching centre island which also provides a three person breakfast bar. Appliances include a Range style cooker with double oven and five ring ceramic hob with extractor above, integrated dishwasher, microwave and free standing American style fridge freezer set within a housing unit, the heated tiled floor flows seamlessly into to the **Dining/Family Area 6.1m x 2.6m** which includes a feature oak framed extension to one end with floor to ceiling windows and glazed double doors overlooking and opening onto the gardens.

The Dining/Family Area comfortably accommodates an 8/10 person dining table (and larger for an occasion) along with space for easy chairs and a coffee table. Off the Dining/Family Area there is a rear hallway giving access to a downstairs **Shower Room** which includes a wash hand basin and low level WC. There is a **Utility Room/Rear Porch** beyond, this gives access to the rear garden.

To the First Floor there are two generous double bedrooms both of which overlook the rear gardens. **Bedroom One 4.2m x 3.3m** benefits from a well appointed Ensuite Shower Room finished with a heated tiled floor. **Bedroom Two 4.5m x 3.3m** would utilise the well appointed **Family Bathroom 3.3m x 2.8m** this is fitted with a free standing roll topped bath, separate large shower facility, wash hand basin, low level WC, heated towel rail and heated tiled floor.

## Externally

A splayed entrance leads to the driveway which provides ample parking and turning space for a number of cars and could be extended further if desired due to the large plot the property sits in. The gardens are particularly well secluded and private and extend to in excess of half an acre, these are principally laid to lawn incorporating mature well stocked borders and backing onto fields to the rear.

## Directions

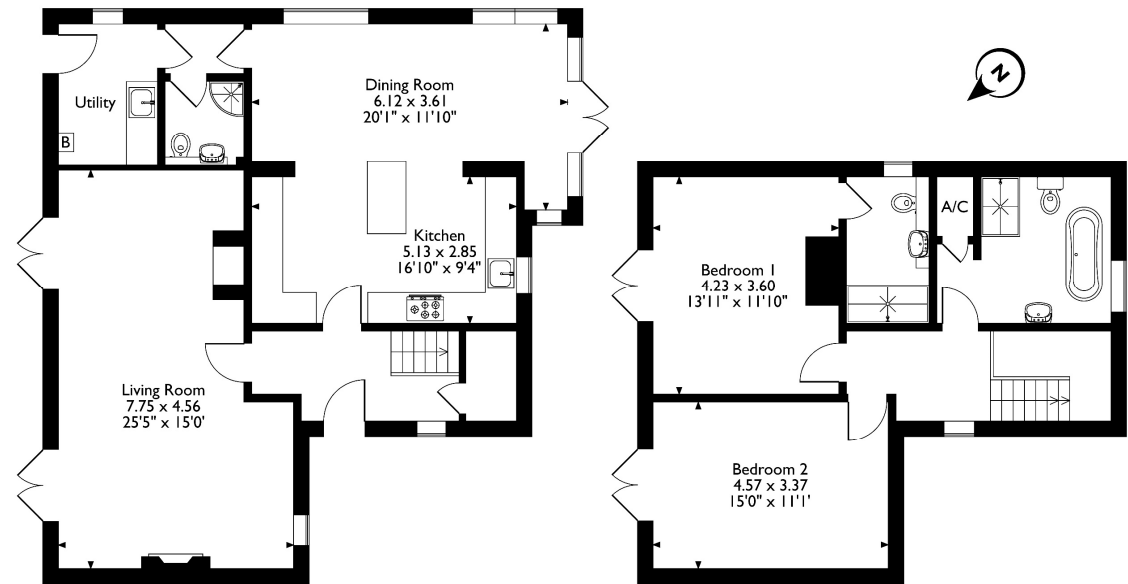
### What3words : [arranger.magazine.split](https://www.what3words.com/arranger.magazine.split)

From the monument in the centre of Malpas proceed South towards Whitchurch on the B5395 and after 0.6 of a mile turn right into Roman Road signposted High Wych, after a further 0.15 miles the property will be found on the right hand side.





## Approximate Gross Internal Area 1464 sqft/136 sqm



**Ground Floor**

**First Floor**

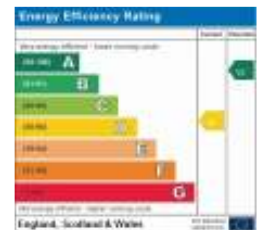
Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

### Services

Mains water, electricity, oil fired central heating, septic tank drainage. Freehold.

### Viewing

Via Cheshire Lamont Tarporley office.



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