



**CHESHIRE
LAMONT**

This attractive five Bedroom Family home offers spacious well proportioned open plan living accommodation as well as far reaching views to the Welsh hills from the garden. The property is also conveniently situated half a mile of Malpas.

- Spacious Reception Hall, Large L-shaped Open Plan Kitchen Dining Living Room with log burner and bi-fold doors to garden, Utility/Boot Room, Cloakroom.
- Master Bedroom with Dressing Room and En-suite Shower Room, four further Double bedrooms, Bathroom and separate Shower Room.
- Large Single Garage, gardens offering attractive far reaching views across farmland to the Welsh Hills, Malpas High Street ½ mile.

Location

The prosperous village of Malpas has a 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 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 fully glazed front door with glazed side panels opens to a spacious **Reception Hall 5.3m x 4.6m** dimensions include an oak detailed staircase rising to the first floor with useful understairs storage cupboard beneath, there is also a **Cloakroom** accessed off the Reception Hall this is fitted with a low level WC and pedestal wash hand basin. A heated tile wood effect floor runs seamlessly throughout the ground floor accommodation continuing into the large **Open Plan L-shaped Living/Dining Room 9.0m x 9.0m**, the **Living Area 5.4m x 4.3m** is to be fitted with a log burning stove and has bi-folding doors opening onto a South West facing patio with gardens beyond. The **Kitchen Dining Area 9.0m x 3.5m** includes an extensive range of fitted wall and floor cupboards complemented with granite work surfaces which extend into a peninsular unit creating a three person breakfast bar with ample space beyond for a large dining table. The



Kitchen is fitted with integrated appliances including five burner gas hob with extractor above, double oven, fridge freezer and dishwasher, off the Kitchen there is a **Utility/Boot Room 3.5m x 3.3m**. This includes a large housekeepers cupboard along with additional fitted wall and floor cupboards complemented with granite work surfaces and a second sink unit. There is also space for a washing machine and condenser dryer, external door to the garden and an internal door to a spacious Single Garage.

There are five Bedrooms and Three Bath/Shower Rooms to the upper floors. The first floor landing gives access to the Master Bedroom Suite, two further Bedrooms and a well appointed Family Bathroom with a staircase continuing to a Galleried Second Floor Landing giving access to a further Two generous Double Bedrooms and a Shower Room. The **Master Bedroom Suite 4.5m x 4.3m** benefits from a large walk in **Dressing Room 3.5m x 1.8m** and a generous well appointed **En-suite Bathroom**. This comprises freestanding roll top bath, separate large shower facility with fixed shower screen and drench shower head, wall mounted wash hand basin with drawer unit beneath, low level WC, part tiled walls, heated towel rail and tiled floor. There are two further Double Bedrooms on the first floor, **Bedroom Two 3.4m x 3.3m** and **Bedroom Three 2.8m x 3.3m** both of which benefit from large built in wardrobes. These rooms are served via a generous **Family Bathroom** comprising large panel bath, separate shower enclosure with drench shower head, low level WC, pedestal wash hand basin with mirror above, part tiled walls, tiled floor and heated towel rail.

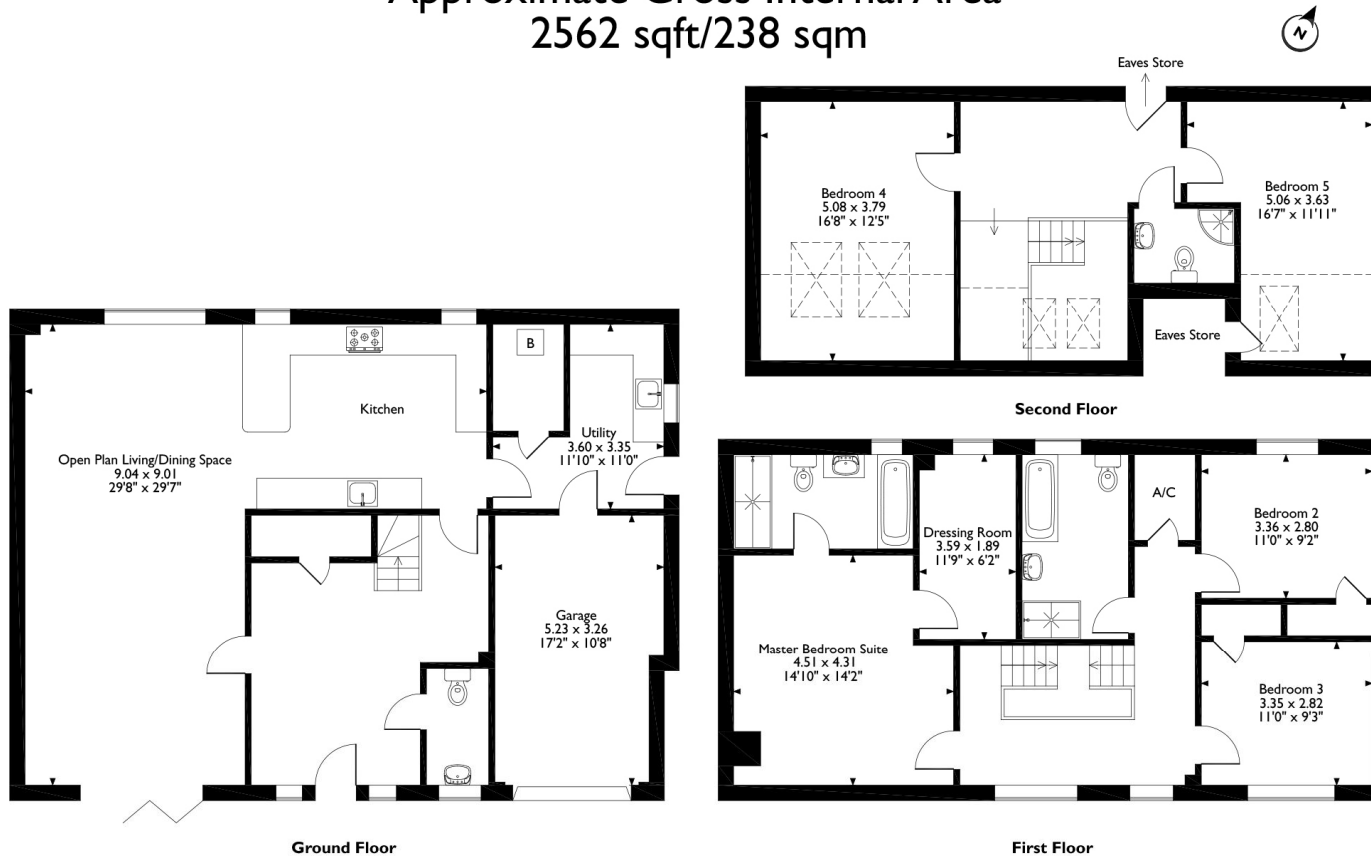
To the second floor there is a spacious galleried landing giving access to a further two Double Bedrooms, **Bedroom Four 5.0m x 3.7m** and **Bedroom Five 5.0m x 2.5m widening to 3.6m** benefiting from under eaves storage. The **Shower Room** accessed off the landing includes a quadrant shower enclosure, pedestal wash hand basin, low level WC with enclosed cistern, heated towel rail, tile floor and part tiled walls.

Externally

The New Farm Court development is accessed over an initially shared drive which leads onto a private driveway for Saddlery House providing parking to the front off the **Integral Single Garage 5.2m x 3.2m** with electrically operated up and over door. The parking is in addition to the visitors parking area which is available on a first come first served basis, off the driveway a central tiled pathway edged with lawns to either side leads into the gardens which includes a large 4.5m x 3.7m patio area which can be directly accessed via bi-fold doors from the Open Plan Living Area with lawned gardens, Spectacular views can be enjoyed over the surrounding countryside to the Welsh Hills in the distance.



Approximate Gross Internal Area 2562 sqft/238 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/Freehold.

Viewings

Strictly by appointment with Cheshire Lamont Tarporley.

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