



2 Ashtons Cross House  
Hampton, Malpas, SY14 8JT

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Cheshire, SY14 8JT

**A beautifully presented 4-bed semi-detached farmhouse having been recently upgraded throughout, set in an excellent rural location between Bickerton and Malpas, Cheshire.**

- Large, spacious farmhouse over three floors.
- 3 Bedrooms, office or 4<sup>th</sup> bedroom with one family bathroom.
- 2 Reception rooms both with log burning stoves.
- Fitted kitchen, large entrance hall and a Cellar for storage.
- Large parking sweep for two cars and a single car garage.
- Private gardens & patio area.
- No pets permitted.
- Rent includes water and emptying of the septic tank.

### Approximate distances (miles)

Malpas 2m | Bickerton 3m | Whitchurch 7m

Wrexham 14m | Chester 15m | Liverpool 35m

Manchester 47m

### Situation

2 Ashtons Cross House is set in a wonderful part of South Cheshire, not far from the National Trust Bickerton Hills. This provides a lovely rural location with excellent road access to both the A49 & A41 for travel North and South along with the A534 East & West, making the property easily accessible yet enjoying the quiet rural surroundings.



The property benefits from excellent local schools at Bickerton Primary School and the Bishop Heber Secondary School along with several private schools within easy reach in both Chester, Whitchurch and Ellesmere.

Malpas provides a range of good local amenities including several small grocery stores and independent retailers, a post office, public houses, a café and dining establishments. There are good sports and gym facilities at the high school and several local hotels providing many further facilities and excellent golf courses. Both Whitchurch and the City of Chester provide larger amenities both within easy reach.

### Description

Ashtons Cross Farmhouse was split into two generous semi-detached properties and No 2 has lovely open, light and airy rooms with high ceilings and many striking features. The property is entered off Old Coach Road between Bickerton and Malpas onto a gravelled driveway and large parking sweep. There is generous space for two cars and provides access to the rear of the property.

The rear entrance hall provides ample space for boots and coats providing access to the kitchen and up a couple of steps towards the main front hallway leading to the rest of the house.

A tiled floor continues from the rear entrance hall into the kitchen where there are a range of fitted base and wall mounted units with a laminate worktop and tiled splash back, an electric Hotpoint cooker with fan oven, grill and 'solarglo' hob and extractor fan above. There is space and plumbing for a washing machine and dishwasher under counter along with a useful shelved pantry cupboard.





The oil-fired boiler is set within a matching unit and worktop. The kitchen benefits from the dual aspect windows to the rear parking sweep and the mature side garden.

Continuing down the hallway, there are two reception rooms both having inset wood burning stoves with brick surrounds, newly fitted carpet and windows to the gardens at the front and side of the property. Access also to the under stairs storage cupboard.

The stairs from the front hallway lead up to a large landing with two generous double bedrooms and an office or fourth single bedroom all served by a family bathroom. The bedrooms all have newly fitted carpet throughout and enjoy lovely rural views across the local countryside. The family bathroom has been upgraded and comprises of a traditional toilet, sink on pedestal and bath having a shower over and screen, finished with a stainless-steel towel rail and vinyl floor.

Stairs to the second-floor level provides access to a large double bedroom with its feature split chimney breast and window seat between, providing a peaceful position to admire the views. On the landing there is a large space for storage or a small office.



### Externally

There are mature lawned gardens with hedge perimeter and borders to the side of the property with patio area which is very private. The garden leads round to the front of the property with the front door under a porch and also a wicket gate onto Old Coach Road.

Off the parking sweep, there is a 'Bin Store' 1.59m x 2.10m to house the wheelie bins and recycling boxes neatly out of the way.

### Room measurements:

Kitchen 3.68m x 3.36m

Sitting Room 3.65m x 4.74m

Living Room 3.616m x 5.48m

FF Rear Bedroom 3.36m x 4.76m (max)

FF Front Bedroom 3.62m x 5.52m (max)

FF Office or 4<sup>th</sup> Bedroom 1.99m x 2.35m

Bathroom 1.86m x 1.95m

SF Bedroom 3.57m x 6.41m (max & reduced head height)

Rent: £895.00pcm

Security Deposit: £1,032.00

Security Deposit is equal to five weeks rent.

Holding Deposit is equal to one weeks rent.

### Garage

A single car garage with up and over door and a concrete floor provides a great secure storage area.

### Services

Rent to include water and emptying of septic tank.

EPC rating – E

Mains Electricity

Mains Water

Oil Central Heating and Hot Water

Private Drainage via a Septic Tank (Emptying of the septic tank is included in the Rent).

### Local Authority

Cheshire West & Chester Council

Council Tax Band – D (£1,816pa 2019-20)

### Viewings

Strictly by prior appointment with the agents Jackson Property on 01743 709249.





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