



Greenfields
Malpas | Cheshire



LARCH
PROPERTY



Greenfields

Hampton, Malpas
Cheshire, SY14 8AB

An immaculately presented, rural property with panoramic views, outbuildings and circa 1.65 acres of gardens and paddocks.

- 4-bed, detached property, set in a stunning and sought-after location, only 3 miles from the popular and picturesque village of Malpas
- GF: entrance hall, fitted kitchen/breakfast room, sitting room, lounge, garden room, study, utility, shower room
- FF: master bedroom with vaulted ceiling, en-suite and viewing balcony, 3 further double bedrooms and family bathroom
- Integral double garage with studio above and possible annex subject to relevant PP.
- Triple glazing throughout
- Extensive lawned gardens
- Orchard and large pond
- Paddock with stabling
- In all approximately 1.65 acres

Approximate distances in miles:
Malpas 3m | Whitchurch 7m | Nantwich 12m
Wrexham 14m | Chester 15m | Ellesmere 17m
Shrewsbury 27m | Stafford 40m



Location

Greenfields is situated in a particularly scenic part of the rolling south Cheshire countryside, 15 miles to the south of the historic city of Chester.

The property enjoys a private setting, surrounded by its own land and with a picturesque southerly aspect across gardens and adjoining fields.

Local services are provided in the nearby village of Malpas which has a range of shops, restaurants, bank and a doctors surgery. Chester, Nantwich, Wrexham and Whitchurch are all within easy reach offering supermarkets and a selection of sporting and leisure facilities.

There are several golf courses locally and the area is extremely popular with equestrian enthusiasts with quiet lanes for hacking out. The property is within walking distance of the Sandstone Trail with access to National Trust bridleways over Bickerton and Larkton Hills.

On the educational front, Malpas boasts both primary and secondary schools, including the popular Bishop Heber High School (Rated Outstanding). Further afield there are both private and comprehensive schools available, including the well know Queens and Kings in Chester and Ellesmere College. Whitchurch also has a number of primary schools and a secondary school.





Despite the property's rural location, it enjoys excellent road communications being close to the A41 which links with the M53 motorway. For travel further afield Crewe station is within 17 miles, from which there is a 1 hour 45 min service to London Euston. There are international airports in both Liverpool and Manchester.

The area is ideal for the equestrian enthusiast with plenty of hacking along the local country roads to gallops and arena facilities at the local Broxton Hall Gallops and Kelsall Hill Equestrian Centre. Tushingham and Southview Equestrian Centre are also only a short distance away and offer plenty of events and facilities.

Description

Greenfields occupies a peaceful, rural location in south Cheshire, accessed off a quiet lane and surrounded by open countryside. The property was originally a single storey dwelling, which was redeveloped and extended into two storey house with integral garage and studio.

The house is of brick and block construction with painted rendered elevations, under a tiled roof. The property has an attractive gable end with picture window and balcony to take advantage of the lovely views. The accommodation, which is served by oil fired central heating, is well proportioned and superbly laid out for family living. It is made up of three reception rooms, a well fitted kitchen/breakfast room, four double bedrooms and three bath/shower rooms, one of which is en-suite.



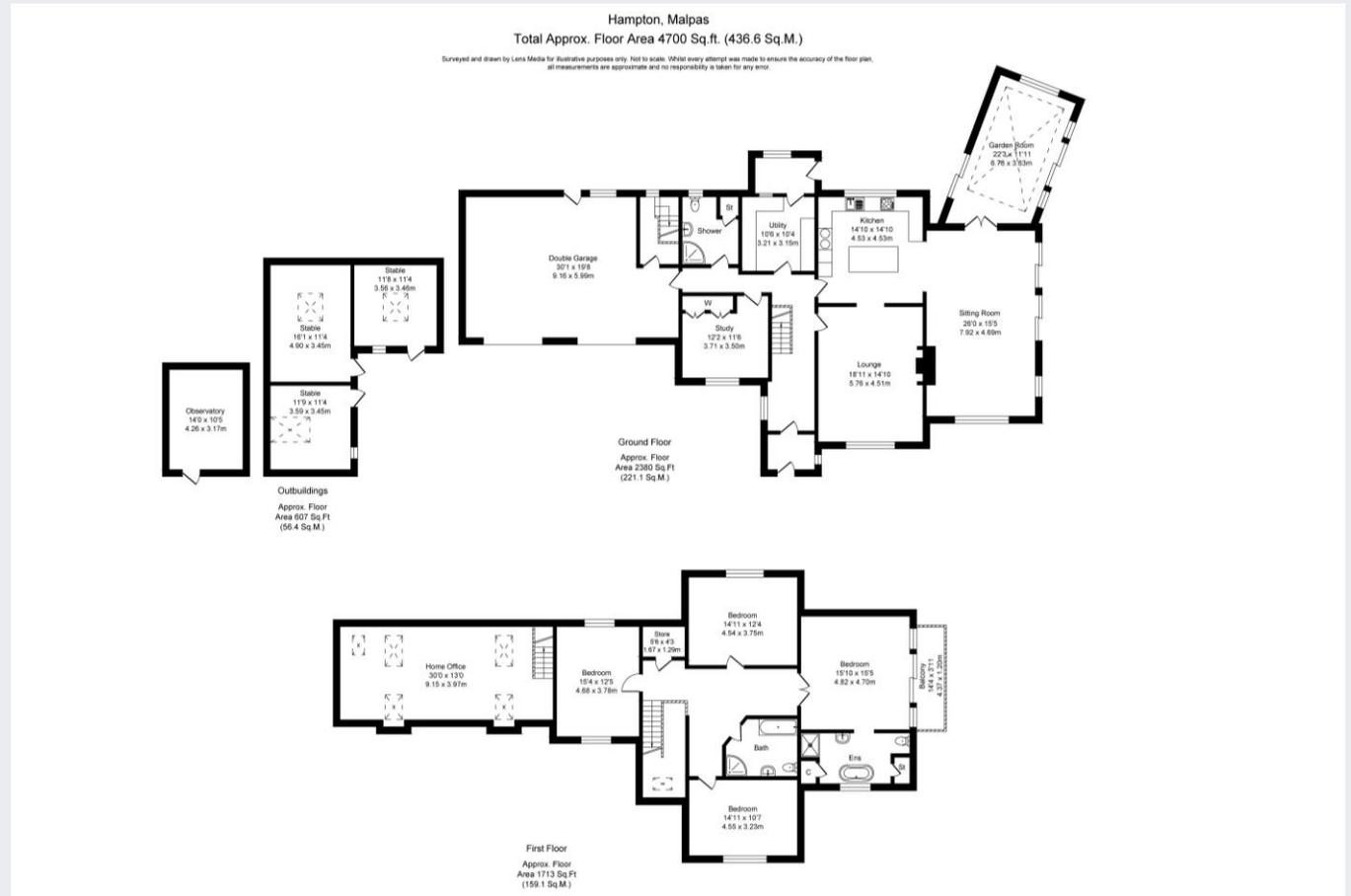
The downstairs layout is open plan which provides a feeling of space and light, with the sitting room, lounge, garden room and kitchen all offering superb informal entertaining spaces. Both the sitting room and lounge have woodburners, the lounge being a Clearview and the sitting room a Barbas. The sitting room also benefits from French doors out into the garden.

The kitchen incorporates a black, oil-fired Rayburn, an integrated dishwasher, double oven, fridge and a range of cupboards with drawers beneath the work surfaces. There is a central island with cream painted cupboards with pan drawers and wine rack, all beneath an oak work surface. The utility room also has a range of fitted units, integrated freezer and sink with mixer tap.

From the utility room, a stable door leads you out through a handy porch area and then onto the attractive gardens with pond and paved pathways beyond. The oil tank is also neatly placed here, along with the Worcester boiler and spacious garden shed.

At the far end of the house is the study/5th bedroom, which has a pull-down double bed and integrated wardrobe. On the opposite side of the hall there is a shower room and airing cupboard.

The first floor has four double bedrooms, three of which have vaulted ceilings, along with two comprehensively fitted bathrooms.





Outside

The property is approached from Hampton Post Lane, through a wooden gate which leads you onto the large, gravelled drive and parking area. To the side of the house there is the garage which has two up and over doors with a staircase to a first-floor studio which would be suitable for use as an office or games room. Alternatively, this could be converted to further bedroom accommodation subject to obtaining any necessary planning consents.

The principal gardens are to the south of the house and are laid to lawn with a variety of flowering trees and shrubs to include rhododendron, azalea, magnolia and acer together with various different types of holly.

A flagged terrace adjoins the house and leads around to the ornamental garden with pond and a garden shed.

At the end of the garden is a paddock together with a range of timber stables, comprising 3 loose boxes and tack room. Behind the equestrian facilities is a unique timber framed observatory and beyond this is an idyllic pond and orchard.

Services

Mains water and electricity
Private tank drainage (septic tank)

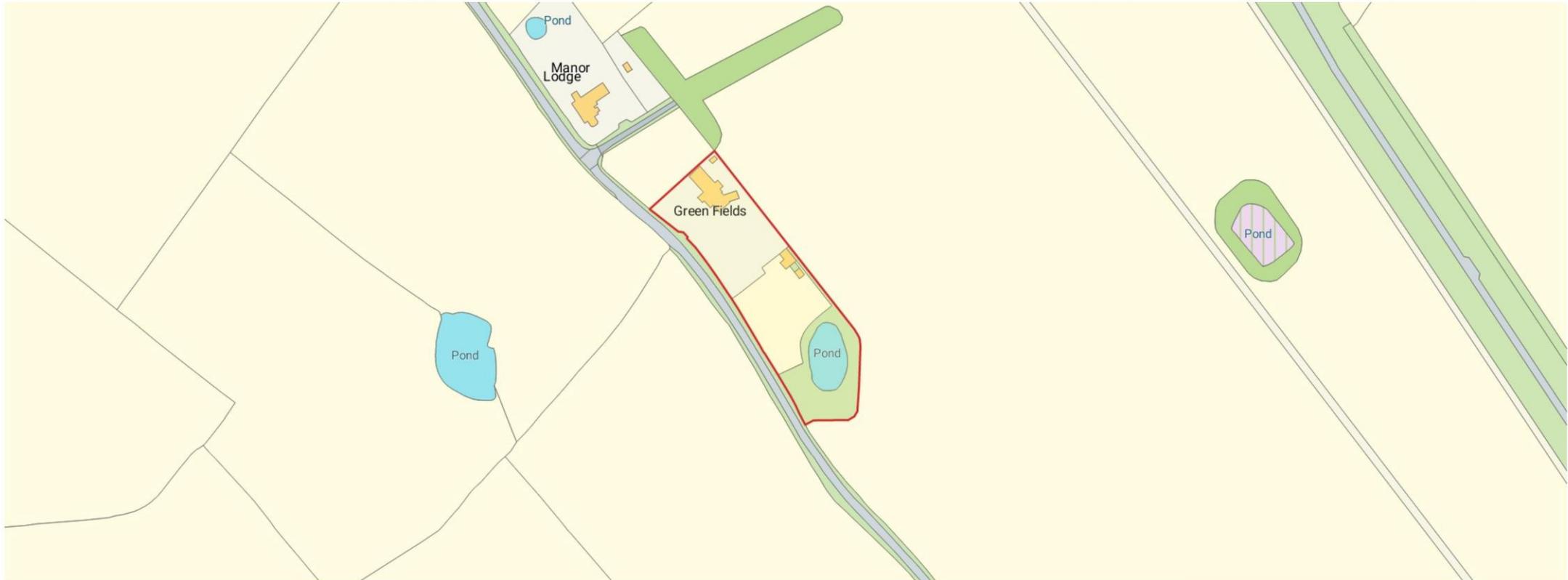
Local Authority

Cheshire West & Chester Council. Tel 0300 123 8123.
Tax Band G

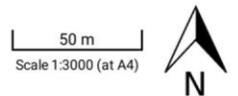
Viewings

Strictly by appointment with the agent Larch Property on 01948 666695 or 01743 709249.





Produced on May 17, 2023.
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