



Lodge Cottage
Tybroughton | Nr Malpas





Lodge Cottage

Higher Lane, Tybroughton
Nr Malpas, SY13 3BE

An immaculately presented, 3-bed property with impressive equestrian facilities and fantastic views of the surrounding countryside, all set within 3.24 acres of gardens and paddocks.

- Two large reception rooms, spacious kitchen with cloakroom and open plan dining/family room which opens out onto the patio and gardens beyond
- Master bedroom with walk-in wardrobe and en-suite
- Two further double bedrooms serviced by a well-appointed family bathroom
- Planning permission granted for extension to extend the property to create a fourth bedroom and further bathroom
- Attractive gardens with westerly facing entertaining space and summerhouse with excellent views across the surrounding countryside
- Planning permission granted for a detached double garage with en-suite bedroom above
- Immaculate equestrian facilities consisting of two large loose boxes, feed store/3rd stable (12" x 10"), solarium and secure tack room
- All year round turn out paddock with Ecogrid base and large field shelter and two further turnout paddocks with additional field shelter
- Excellent, quiet outriding from the property
- In all approx. 3.24 acres



Location

Lodge Cottage is positioned in a rural, yet accessible location, surrounded by beautiful countryside and within easy access to local towns and villages, being just a few miles from the market town of Whitchurch and the popular village of Malpas. The unrivalled position of Lodge Cottage is unique in that the local roads are so quiet with traffic, it makes hacking/walking/cycling direct from the property a pleasure to do.

On the educational front, Malpas boasts both primary and secondary schools, including Bishop Heber High School (Ofsted Rated Outstanding) and 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 and M54 motorways. The property also benefits from the nearby train station in Whitchurch which has regular services to London via Crewe at around 2.5 hours and an hourly service to Manchester Piccadilly. Liverpool and Manchester are also both under an hours drive via Chester.

The area is extremely popular with equestrian enthusiasts with Tushingham Arena only a short distance away, along with Broxton Hall Gallops which is also nearby. Local hunting is with the Wynnstay Hunt and racing at Bangor-On-Dee Racecourse. The property is ideally located on a quiet country lane providing great hacking immediately from the property.

Description

Lodge Cottage is an attractive, detached rural property which has been renovated and modernised to a high standard by the existing owners, creating a deceptively spacious family home. The property benefits from high quality equestrian facilities and land, equating to approx. 3.24 acres in total.





On entering the property you come into the entrance hall which has the staircase to the first-floor level. From the hallway, you move through to the dining room which has quaint exposed timbers, an open fireplace and windows looking out over the gardens to the front and side of the property. The whole house benefits from high ceilings, giving it a light and airy feel throughout. Large limestone slab flooring continues throughout the ground floor of the property except for the sitting room which has oak flooring. The sitting room has an ornate limestone fireplace and again benefits from the exposed ceiling timbers and windows to the front and side of the property.

Continuing on through towards the back of the property, you come into the large dining/living room which benefits from a log burning stove set within the chimney breast with an impressive stone mantel and surround. This room lends itself to family occasions allowing plenty of space for a large dining room table and benefits from two sets of double doors which open out onto the patio space to the rear with a westerly aspect. There is also a wet bar including a sink unit and large wine chiller perfect for any occasion. The kitchen beyond is fitted with base and wall units which are complemented with oak work surfaces and a matching centre island. The kitchen allows enough room for a kitchen table here if desired too. Integrated appliances include an oil fired two oven Aga, freestanding gas oven and four burner gas hob (LPG), American style fridge freezer and dishwasher. There is also a handy cloakroom off the kitchen to complete the ground floor accommodation.



On the first-floor landing, a large dormer window creates space for a recessed study area, along with allowing in ample light onto the landing.

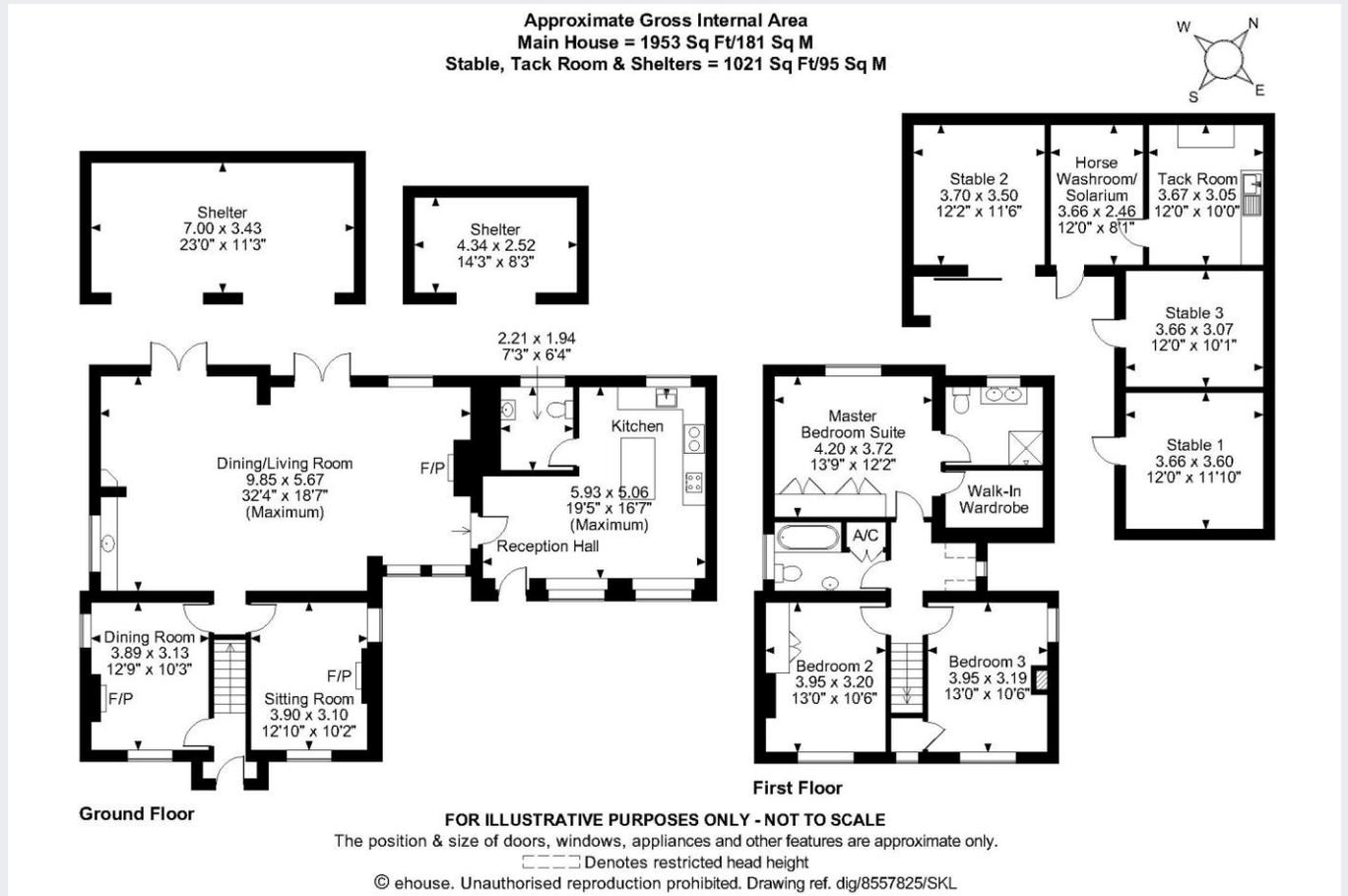
The accommodation comprises of three generous double bedrooms, all of which benefit from built in wardrobes and serviced by a family bathroom which is fitted with a panel bath with shower facility above, low level WC, a pedestal wash hand basin and underfloor heating. Along with magnificent views of the open countryside surrounding the property, the master bedroom also benefits from a walk-in wardrobe, in addition to en-suite shower room with underfloor heating.

Externally

Lodge Cottage is entered through a set of wooden double gates, off the quiet country lane, onto a gravelled driveway providing plenty of space for turning and parking for a number of vehicles (Planning Permission has been approved by Wrexham Borough Council for a detached double garage and en-suite bedroom above). The attractive gardens are principally to the rear of the property and offer stunning views over the surrounding countryside. Within the garden to the rear of the property, there is a walled patio area which is west facing, providing an excellent alfresco entertaining space, which can also be accessed from the dining/living room. The patio area leads onto lawned gardens beyond which includes a timber framed summerhouse. Off the lawned area, to the side of the property, there is a private orchard with a number of fruit trees.

Equestrian facilities

Off the driveway a set of further double wooden gates allow access into the immaculate equestrian facilities which is fenced in on a drained concrete pad. The main building is a brick L-shaped stable block which has electric throughout and water connected.





The stable block consists of two large loose boxes, a feed room/3rd stable (12" x 10"), solarium and secure tack room. The tack room is fully insulated and accessed through the solarium for added security and has a lockable, metal door for access. The tack room benefits from ample storage space, with wall and floor cupboards and a work surface which incorporates a sink unit with hot water heater, washing machine and tumble dryer, all of which are to be included in the sale.

From the stable yard a five-bar gate opens onto a concrete Ecogrid walkway where there is a large, two bay field shelter. The walkway follows around to the winter turn out paddock which has Ecogrid base allowing for all year-round turn out.

Beyond the all year-round turn out paddock, there is a further 0.5 acre paddock which includes a concrete base with a timber storage building and space for parking a horsebox or trailer.

The final paddock extends to approximately 2.32 acres and includes a further field shelter and a water trough with mains supply. The field also benefits from independent road access.



Services

- Mains water and electricity
- Fibre broadband
- Oil fired central heating
- Private drainage (shared septic tank)
- EPC rating D

Tenure

Freehold with vacant possession on completion

Local authority

Wrexham County Borough Council
Council Tax Band G

Directions

From Malpas proceed down the High Street passing the monument on your right-hand side in the direction of Whitchurch, immediately after the Laurel Bank Doctors Surgery, turn right into Mastiff Lane. Follow this road for $\frac{3}{4}$ mile taking the first turning left signposted Lower Wyche. Follow this road for just under 3 miles turning left into Drury Lane, proceed up Drury Lane for a further $\frac{1}{2}$ a mile taking the first turning left into Higher Lane towards Higher Wyche and Lodge Cottage is the second property on the left-hand side.

Viewings

Strictly by appointment only with agents Jackson Property on 01743 709249.



Shropshire (Head Office)
Address: Franks Barn, Preston on Severn, Uffington, Shrewsbury, SY4 4TB
Contact Number: 01743 709249

Website: jackson-property.co.uk
Email: info@jackson-property.co.uk

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