



## Sarn Road

Threapwood,  
Malpas, Cheshire SY14 7AP

£735,000

**\* STUNNING LOCATION \* CHARACTER COTTAGE SET IN APPROXIMATELY TWO ACRES \* An exceptional four bedroom detached cottage occupying a pleasant rural position with two paddocks and a range of out buildings incorporating a garage, office, tack room and two stables. The accommodation briefly comprises: reception hall, study, sitting room, living room/dining area with a cast iron multi-fuel burner, large farmhouse style kitchen with AGA, utility room, downstairs WC, spacious landing area, principal bedroom with en-suite shower room, three further good sized bedrooms and family bathroom. The property benefits from oil fired central heating and has double glazing. Rose Villa is approached via a gated gravelled driveway which leads to a turning area/parking area. There are lawned gardens to all four sides of the cottage, a flagged patio, small orchard area, two paddocks and a substantial brick outbuilding incorporating a garage with office above, two stables, outside WC and tack room.**

#### LOCATION

The property is situated in the hamlet of Threapwood. The village of Malpas is approximately 4 miles distance and provides good local amenities including shops, a picturesque Church, pubs, restaurants, dental surgery and good schools for all ages. Chester and Whitchurch offer a wider range of services and there are good motorway connections to the wider commercial centres of the North West. Leisure facilities close at hand include floodlit tennis courts and numerous golf courses.

#### FRONT ELEVATION



#### ENTRANCE DOOR



#### AGENT'S NOTE

Please note all dimensions and floor plans are approximate and should be used for guidance only. The detailed accommodation comprises:

#### RECEPTION HALL

3.94m x 1.80m (12'11" x 5'11")

Wooden panelled entrance door with two etched glass inserts and a window light above, recessed ceiling spotlights, two wall light points, single radiator with thermostat, wooden floorboards with mat well and spindled staircase to the first floor. Door to Study and opening to Sitting Room.

#### STUDY

3.99m x 3.38m (13'1" x 11'1")

Double glazed window overlooking the front, chimney breast with cast iron open fireplace and stone hearth, fitted double cupboard with book shelving above to recess, ceiling light point, two wall light points, television aerial point, two telephone points, wooden floor boards and double radiator with thermostat.



#### SITTING ROOM

3.91m x 3.30m (12'10" x 10'10")

Feature cast iron open fireplace with slate hearth and painted fireplace surround, fitted double cupboards with book shelving above to either side of the chimney breast, ceiling light point, two wall light points, double radiator with thermostat, wooden floorboards and double glazed window overlooking the front. Door to Living Room/Dining Area.



#### LIVING ROOM/DINING AREA

6.68m x 4.06m over all (21'11" x 13'4" over all)

Large fireplace with quarry tiled hearth housing a multi-fuel cast iron burner with mantel piece above, double glazed window to side and double opening double glazed French doors to the rear garden, ceiling light point, three recessed ceiling spotlights, five wall light points, television aerial point, double radiator with thermostat, exposed beams and wooden floorboards. Double opening glazed doors to Breakfast Kitchen.



LIVING ROOM FIREPLACE



#### BREAKFAST KITCHEN

5.26m x 5.18m (17'3" x 17')

A large farmhouse style kitchen fitted with a range of solid wood 'in frame' kitchen units incorporating drawers and cupboards with wooden worktops and laminated granite effect worktops. Inset Belfast style sink unit with drainer grooved into the worktop. Fitted four-ring Bosch electric hob and Bosch electric oven and grill. Integrated Bosch dishwasher. Feature exposed brick recess with wooden mantel and two down-lights housing an oil fired double oven AGA with two hot plates. Exposed beams, four double glazed windows, recessed ceiling spotlights, three wall light points,

quarry tiled hearth, telephone point, double radiator with thermostat and space for breakfast table and chairs. Door to outside and latch lever cottage style door to Utility Room.



#### UTILITY ROOM

2.24m x 2.13m (7'4" x 7')

Fitted with a matching range of base units and a laminated granite effect work top with inset sink and mixer tap. Ceiling light point, double glazed window overlooking the side garden, plumbing and space for washing machine, space for tall fridge freezer, Worcester floor mounted oil fired central heating boiler, burglar alarm control pad, wall mounted digital central heating and hot water controls and quarry tiled floor. Door to Downstairs WC.

#### DOWNSTAIRS WC

2.16m x 1.60m (7'1" x 5'3")

Low level WC and pedestal wash hand basin. Double glazed window to side, ceiling light point, double radiator with thermostat and quarry tiled floor.

#### FIRST FLOOR LANDING

Spacious landing area measuring 27'1" in length with a double glazed window overlooking the front enjoying superb open countryside views, two smoke alarms, two ceiling light points, five wall light points, two single radiators with thermostats and a built-in airing cupboard housing a lagged hot water cylinder and immersion heater with slatted shelving and storage cupboard above. Doors to the Principal Bedroom, Bedroom Two, Bedroom Three, Bedroom Four and Family Bathroom.



#### PRINCIPAL BEDROOM

5.26m x 5.16m (17'3" x 16'11")

Four double glazed windows, vaulted ceiling with recessed ceiling spotlights, two double radiators with thermostat, three wall light points and and decorative cast iron fireplace. Door to En-Suite Shower Room.



#### BEDROOM THREE

3.96m x 3.35m (13' x 11'0")

Double glazed window overlooking the front with superb open countryside views, ceiling light point, wall light point and original cast iron fireplace and double radiator with thermostat.



#### EN-SUITE SHOWER ROOM

2.13m x 1.17m (7' x 3'10")

Well appointed suite in white comprising: larger than average tiled shower enclosure with glazed door, shower screen and 'Mira 88' shower; wall mounted wash hand basin with tiled splash-back fitted glass shelf, mirror and wall light point; and low level WC. Single radiator with thermostat, ceiling light point and double glazed window to side.

#### BEDROOM TWO

3.96m x 3.53m (13' x 11'7")

Decorative cast iron fireplace with mantel piece above, vanity unit with worktop, inset wash hand basin and double storage cupboard beneath, double radiator and thermostat, ceiling light point, wall light point and two double glazed windows.



#### BEDROOM FOUR

3.96m x 3.38m (13' x 11'1")

Double glazed window overlooking the front with superb open countryside views, ceiling light point, wall light point and original cast iron fireplace and double radiator with thermostat.

#### BATHROOM

2.67m x 2.16m (8'9" x 7'1")

Well appointed Heritage style suite comprising: panelled bath with mixer tap and shower attachment; pedestal wash hand basin; and low level WC. Part-wooden panelled walls and part-tiled walls, fitted display shelving, double radiator with thermostat, two wall light points, two ceiling spotlights, wooden floor boards and double glazed window overlooking the side.



FRONT GARDEN



#### OUTSIDE

Rose Villa occupies a delightful position with stunning views at the front over open countryside. To the front there is a lawned garden enclosed by established hedging with a gated pathway flanked each side by lavender. To the left hand side of the property there is an extensive lawned garden with a variety of mature fruit trees to include apple and plum. Timber built garden shed with power. Screened oil tank. Outside water tap to side.

To the rear there is a neatly laid lawned garden with well stocked borders and summer house with power. There is also a flagged patio area enjoying French doors from the Living Room. To the right hand side of Rose Villa there is a gated gravelled driveway with double opening five bar wooden gates, further lawned areas and a small pond which leads to a range of brick out buildings incorporating two stables, tack room, outside WC, garage and office. There is also access to two paddocks.

SIDE GARDEN/ORCHARD



#### DRIVEWAY



SIDE GARDEN/ORCHARD



REAR GARDEN



REAR ELEVATION ONE



REAR ELEVATION TWO



OUTBUILDING

A range of brick outbuildings incorporating two stables, a tack room, outside WC, garage and office.



GARAGE

8.13m x 4.27m maximum (26'8" x 14' maximum)

With double opening wooden doors, fitted shelving, fluorescent strip lighting, power points, three recessed ceiling spotlights, two double glazed windows, side personal door and door with paddle staircase leading to the first floor office.

OFFICE

5.41m x 4.22m (17'9" x 13'10")

(Approached from the garage via a paddle staircase). With two double glazed Velux roof lights, double glazed window, five double power points, spindles balustrade and wooden floorboards.

OUTSIDE WC

TACK ROOM

3.51m x 2.64m maximum (11'6" x 8'8" maximum)

With fitted workbench, fluorescent strip lighting and power.

STABLE ONE

3.51m X 3.05m (11'6" X 10')

With stable door, window and fluorescent strip light.

STABLE TWO

3.51m X 3.05m (11'6" X 10')

With stable door, window and fluorescent strip light.

PADDOCK ONE



PADDOCK TWO



#### AGENT'S NOTES

- \* Council Tax band E - Cheshire West and Chester.
- \* Believed to be 'Freehold' - purchasers should verify this through their solicitor.
- \* The property is protected by a burglar alarm.
- \* The property benefits from oil fired central heating.
- \* Services - mains water and electricity.

#### DIRECTIONS

From Chester City centre proceed through Boughton and at Bill Smith's motorcycle showroom turn right and immediately left onto the Christleton Road. At the new 'hamburger' roundabout take the second exit onto the A41. Continue straight across at the Broxton roundabout and then at the next roundabout in Hampton Heath take the third exit right on to the B5069 towards Malpas. Follow the road past the Bishop Heber County High School into the village and at the T-junction turn left into High Street. Follow the road and at 'The Cross' turn right into Church Street. Continue out of the village for approximately 3 miles into Threapwood. Immediately after Threapwood garage turn left into Chapel Lane and then take the second left into Sarn Road. Follow Sarn Road and Rose Villa will be found after some distance on the left hand side.

#### ALTERNATIVE DIRECTIONS

From the agent's Chester office proceed out of the city through The Bars at Boughton and continue along the dual carriageway to the Bill Smith's Motorcycle Showroom. At the gyratory system turn right at the second set of traffic lights turn right again as if heading back into the city. Then take the first turning left into Sandy Lane (B5130) signposted Huntington, Aldford and Churton taking the turning left into Sibbersfield Lane. At the crossroads with the A534 Wrexham Road proceed straight across signposted Crewe-by-Farndon, Shocklach and Worthenbury. Follow the road out of Shocklach and after approximately a mile and a half turn left signposted Threapwood and Malpas. At the junction turn left onto the B5069 then take the turning right signposted Threapwood and Sarn into Sarn Road. Follow the road and Rose Villa will be found after approximately  $\frac{3}{4}$  of a mile on the left hand side.

#### VIEWINGS

By arrangement with the Agent's Chester Office 01244 404040.

#### PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440/  
David.adams@cavendishrentals.co.uk

#### LOCAL PROPERTY EXPERT



PS/CC

# FLOOR PLANS

**GROUND FLOOR**  
APPROX. 160.6 SQ. METRES (1729.1 SQ. FEET)



**FIRST FLOOR**  
APPROX. 119.4 SQ. METRES (1284.9 SQ. FEET)



TOTAL AREA: APPROX. 280.0 SQ. METRES (3014.0 SQ. FEET)

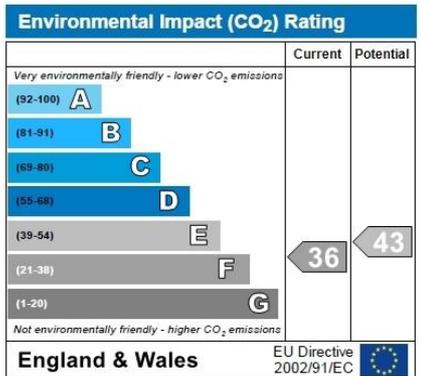
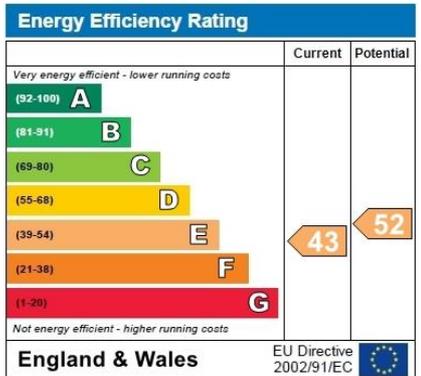
NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

### Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

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Hope House

