



The Hough, Higher Wych Road,
Malpas, Cheshire, SY14 7JJ

A handsome period 6 bedroom detached country house of considerable charm and character with mature gardens, stunning rural views, attractively set pond feature, pasture paddock and stables extending, in all, to over 6 acres, in a super tucked away semi-rural location a short distance from the sought after village of Malpas.



Malpas (0.5 miles), Whitchurch (4.5 miles), Chester (15 miles), Shrewsbury (25 miles).
(All distances approximate)



- **Substantial period family house**
- **Versatile accommodation**
- **Super gardens with terrace, lawns & pond**
- **Land & stables**
- **Ext. to over 6 acres**
- **Tucked away location**

DESCRIPTION

Halls are delighted with instructions to offer The Hough, Malpas, Cheshire, for sale by private treaty.

The Hough is a handsome period 6 bedroom detached country house of considerable charm and character with mature gardens, stunning rural views, attractively set pond feature, pasture paddock and stables extending, in all, to over 6 acres, in a super tucked away semi-rural location a short distance from the sought after village of Malpas.

The substantial and versatile internal accommodation is arranged over three floors and provides a kitchen (with AGA) and dining area, three ground floor reception rooms, six double bedrooms, three bathrooms and further attic rooms with potential for adaptation into living accommodation with plumbing already connected. All of the principal rooms are well proportioned with high ceilings, open fireplaces with wood burning stoves, cornices, pine doors and an impressive full height pitch pine staircase serving all three floors.

Outside, the property is approached off council maintained Higher Wych Road, over a cobbled courtyard providing parking and leading to the North door. There is a secondary access with additional parking and a lavender path to the South door, or a field gate to the land and stables.

The South facing gardens are a major feature of the property and are well laid out comprising an extensive paved patio terrace and heated undercover dining area providing a super outdoor entertaining space which leads on to a large lawned garden. The lawn extends to an attractive water feature in the form of a naturally fed pond, incorporating a small jetty with steps and is used for swimming, boating, fishing and ice-skating.

The land is a most unexpected feature of the property, ideal for those with horses and complimented by a wooden stable block providing 2 loose boxes, tack room and workshop with generator. This area could also be used for garaging, additional stables or a tennis court, subject to planning permission. The property extends, in all, to over 6 acres, or thereabouts.

The sale of The Hough provides an unusual opportunity to purchase a substantial family house with potential to personalise according to one's individual tastes and preferences with wonderful gardens, land and stables. The property has, in recent years, been operating as a B&B and has excellent reviews with Trip Adviser and Booking.com, with its own website: www.thehough.co.uk. This lucrative business could be continued by the new occupants if they so wish. An inspection is strongly recommended.

SITUATION

The Hough is situated in a super semi-rural location 0.5 miles from the popular village of Malpas. Whilst enjoying this tucked away position, the village has excellent shopping, recreational and educational facilities. The Hough is within easy distance of the larger centres of Whitchurch (4.5 miles), Wrexham (12



Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



3 Reception
Room/s



6 Bedroom/s



3 Bath/Shower
Room/s



miles), the city of Chester (15 miles) and Shrewsbury (25 miles), all of which, have a more comprehensive range of amenities. Whitchurch Station (5 miles) provides an under 2 hour service to London Euston. There are also good road links to Crewe Railway Station (21 miles), Manchester Airport (48 miles), Liverpool Airport (38 miles) and daily commute to Liverpool, Manchester, Birmingham, Telford and Shrewsbury.

SCHOOLING

There are highly rated state and private schools within travelling distance to include, Bishops Heber High School in Malpas, The Kings and Queens Schools in Chester, Ellesmere College, Abbeygate, Moreton Hall and Shrewsbury School together with Malpas Alport, The White House, Packwood and Ellesmere junior schools.

LEISURE

There are a wide range of leisure activities in the area with Malpas Sports Club providing football, cricket, tennis and bowling for all age groups, plus snooker and pool. There are a number of golf courses including Hill Valley and Carden Park, regular race meetings at Chester and Bangor-On-Dee and hunting with the Sir Watkin Williams-Wynn's hunt and the Cheshire Beagles. The area also boasts a wide variety of dining pubs and restaurants.

DIRECTIONS

From Malpas, proceed south on the B5395. After around ½ mile turn right into Higher Wych road (also referred to as Roman road) signposted to 'Wigland' and 'Higher Wych'. Continue along this lane for around 200 yards and the drive to The Hough will be situated on the right hand side identified by a Halls For Sale board.

THE ACCOMMODATION COMPRISES:

RECEPTION HALL

DRAWING ROOM

23'11" x 15'1" (7.3m x 4.6m)

SITTING ROOM

11'10" x 9'10" (3.6m x 3.0m)

DINING ROOM

17'5" x 13'9" (5.3m x 4.2m)

KITCHEN

15'9" x 13'5" (4.8m x 4.1m)

DINING AREA

13'5" x 10'6" (4.1m x 3.2m)

UTILITY ROOM

FREEZER ROOM

CELLARS



LARDER

DOWNSTAIRS CLOAKROOM

FIRST FLOOR LANDING AREA

BEDROOM 1

24'7" x 15'5" (7.5m x 4.7m)

BATHROOM 1

BEDROOM 2

25'7" x 13'9" (7.79m x 4.2m)

BATHROOM 2

BEDROOM 3

14'5" x 13'1" (4.4m x 4.0m)

BATHROOM 3

BEDROOM 4

12'10" x 12'2" (3.9m x 3.7m)

SEPARATE WC

LINEN ROOM

SECOND FLOOR LANDING

BEDROOM 5

16'1" x 15'5" (4.9m x 4.7m)

BEDROOM 6

19'0" x 6'11" (5.8m x 2.1m)

BOX ROOM

13'5" x 12'2" (4.1m x 3.7m)

ATTICS

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to a private system and the property has the benefit of an oil fired central heating system.

LOCAL AUTHORITY

Cheshire West and Chester Council, 58 Nicholas Street, Chester, CH1 2NP. Telephone: 0300 1238123.

COUNCIL TAX

The property is in Band ' G ' on the Cheshire West and Chester Council Register.



who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
Current Score: 72		Potential Score: 32

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Current Score: 69		Potential Score: 32

EU Directive 2002/91/EC

England & Wales



01691 622 602

Ellesmere office:

The Square, Ellesmere, Shropshire, SY12 0AW
E. ellesmere@hallsqb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.