



Stable Cottage

Malpas | Cheshire





Stable Cottage

Clockhouse, Edge,
Malpas, Cheshire,
SY14 8LA

A fabulous barn conversion with excellent equestrian facilities, in a desirable location near Malpas, South Cheshire.

- 4 bedrooms, 2 en-suite and a family bathroom
- Large kitchen/dining room and 2 receptions
- Entrance hall with cloakroom and utility
- Many original features
- South facing gardens and patio
- Oak framed car port and covered hot tub area
- Orchard, vegetable patch, poly tunnel and chicken run
- 6 stables, tack room and wash box
- Large workshop
- 39m x 17m indoor school
- 39m x 38m manege
- Post and rail paddocks with water
- In all about 5.80 acres

Approximate distances in miles:

Malpas 2m | Broxton 3m | Tattenhall 6m

Whitchurch 7m | Wrexham 11m | Chester 14m

Manchester Airport 40m | Liverpool 40m



Location

Stable Cottage is situated just outside the very popular country village of Malpas, south Cheshire. Malpas provides many of your daily requirements and has some very popular shops including a bakery, barbers, beauticians, convenience stores, doctor's surgery, nursing home and an impressive church. For more comprehensive services, the former market town of Whitchurch is just 7 miles away, offering supermarkets and national retailers as does Chester which is 14 miles away. Beyond this there are several out of town retail parks, including Cheshire Oaks at Ellesmere Port.

Schooling is well provided for with state primary schools in Malpas, Bickerton and Tilston. The Bishop Heber High School in Malpas has an Ofsted rating of 'Outstanding'. There are also private schools locally including the White House at Whitchurch, Abbeygate College at Saughton, Ellesmere College and the King's & Queen's Schools in Chester.

There are excellent communication links with easy access from the A41 to the M53 and M56 to the North and M54 to the south giving commutable journeys to Liverpool, Manchester and Birmingham. London Euston can be reached within 1hour 41mins and 2 hours from Crewe and Chester railway stations respectively. For travel further afield Liverpool John Lennon Airport and Manchester International Airport are within 36 and 40 miles respectively.

On the recreational front there is a sports club in Malpas offering football, cricket & tennis and locally golf courses at Carden Park, Aldersey Green and Hill Valley. Locally, there is horseracing at Chester & Bangor-On-Dee and hunting with the Wynnstay and Cheshire Hunt. A range of top-class equestrian centres for training and competitions are all within easy reach from the property, including Tushingham Arena (4 miles) and Kelsall Hill Equestrian Centre (17 miles).





Description

The property was originally converted in 2010 and subsequently extended in 2015 to provide the current four-bedroom barn conversion being offered to the market. Being of brick construction with whitewash painted frontage and exposed brick extension all having a slate roof covering utilising many of the original barn features. The extension has an overhang canopy with oak frame timbers over the patio and timber bi-folding doors, which lead out onto this area from both the living room and kitchen, allowing the property to open up onto the front gardens for entertaining.

A timber and glazed front door leads into the reception hallway with space for boots and coats having access to the utility room, sitting room and kitchen with stairs to first floor level. Leading from the entrance hall, a lovely open plan kitchen/breakfast room has a central island unit and Indian sandstone floor, warmed by the underfloor heating. An electric Esse cooker with two 'Aga' like hot plate rings and two ovens below is set within an exposed brick inglenook with oak mantel above fitting with the exposed ceiling timbers throughout. There are a range of floor mounted units having a solid granite worktop with inset Belfast sink and tiled splashback with space for a dishwasher and fridge freezer. A pantry cupboard under the stairs provides further storage space. The kitchen area extends with space for a large farmhouse table and chairs which leads onto the oak panelled door to the living room and stairs to the first-floor landing from the kitchen. The living room is spacious and has exposed ceiling timbers and a feature brick fireplace under an impressive reclaimed oak mantel with log burning stove within which has a back boiler to assist with the central heating and hot water. Timber framed bi-folding doors allow light into the room, similarly in the kitchen that both lead out to the front gardens and patio providing circulation between the kitchen and living room, perfect for entertaining inside and out.



The sitting room to the other end of the house, off the main entrance hall provides a second reception room, office or 5th bedroom as this has access to the utility room and w.c having plumbing for a shower and can be used as a ground floor bedroom, if required.

Stairs lead from both the kitchen and the main entrance hall to first floor level. The master bedroom is an excellent size with large Velux roof lights within the sloping ceiling and enjoying the excellent views over the property's land and countryside beyond. The master has a spacious en-suite bathroom with separate bath and shower unit.

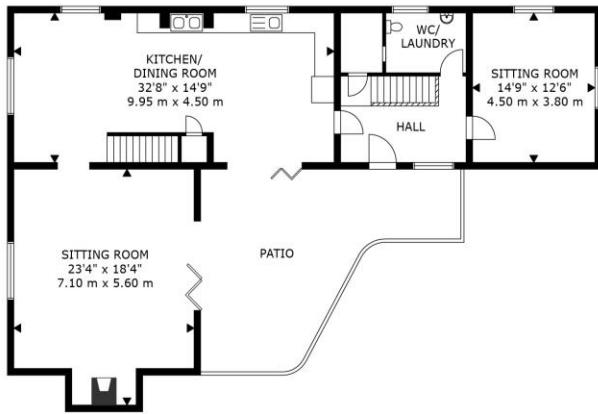
The guest bedroom has a neat en-suite bathroom and exposed ceiling timbers. The family bathroom again enjoying exposed ceiling timbers with bath and shower, serving the third and fourth bedrooms. These bedrooms both have space for double beds and exposed ceiling timbers. Bedroom four can be accessed from either landing and connects the two first floor landings.

Externally

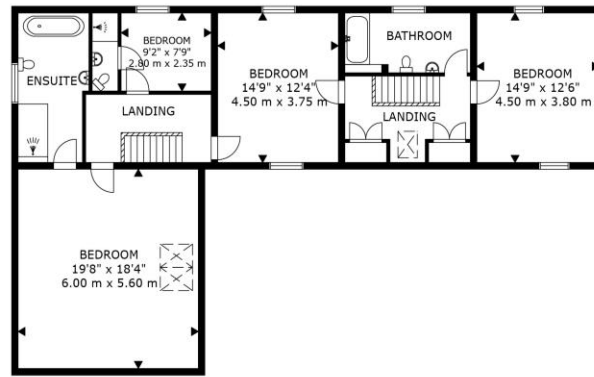
There are south facing gardens to the front of the property, which are laid to lawn with hedge perimeter, providing good privacy. There is an oak framed hot tub area with plumbing and mains power connected, timber decked floor and slate tiled roof which sets in well to the house.

The entrance drive splits to the house and down to the stables, by the house a three-bay oak framed car port provides cover and storage adjacent to the house with separate rear gardens behind. This area has a small orchard of various fruit trees, poly tunnel and raised beds along with a chicken run.





GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
GROUND FLOOR: 1270 sq ft, 118m²
FIRST FLOOR: 1249 sq ft, 116m²
TOTAL: 2519 sq ft, 234 m²

The property benefits from having some excellent equestrian facilities, including an indoor school and a separate manege. The stable yard is within an open fronted barn having block built internal walls with steel framed fronts. There are six large stables, a separate wash box with hot and cold water along with storage for hay and storage above the stables as well. A secure tack room has power and plumbing connected for a washing machine. The stables and surrounding buildings are all set on a concrete floor and frontage under the lean-to canopy. The workshop building (30' x 30') is adjacent to the stable building and has two large front double doors, as well as a pedestrian door to the side.

A large hardstanding area to the front of all the buildings provides good space for storage, parking and circulation with access to the manege and paddocks beyond. All the paddocks have post and rail fencing and water connected.

The indoor school (39m x 17m) is within a steel portal framed building and has timber panel kick boards and lights. The surface is silica sand and granules providing a good all year-round facility to use.

The manege (39m x 38m) has a silica sand and fibre surface with post and rail perimeter fence.

A large muck clamp with concrete panelled sides and floor.

Land

The property totals approximately 5.80 acres and there are various sized grass paddocks which lead off from the buildings. The paddocks have automatic water troughs connected and the perimeter fencing is a combination of post and rail fencing and mature hedges with a small coppice at the far end of the property.



Directions

The property benefits from two accesses, one being directly off the A41 owned by the property and the other having a right of access with the neighbour over a back drive. We advise to use the back drive when visiting the property and not to access directly from the A41. Following the A41 South from Chester, on reaching the Hampton Heath roundabout (between Malpas and Bickerton) by the 'Forts of India' restaurant take the fourth exit onto Witney Lane. Follow this road straight on for less than a mile and the entrance to the back drive of the property will be found on the left-hand side. Access through the automatic gates and follow the drive down to the buildings where you will enter the property to the left after a small brick barn.

Services

Mains water and electricity with private drainage via a septic tank. Oil fired central heating and hot water assisted by the log burning stove in the living room providing under floor heating in the kitchen and radiators elsewhere. There are double glazed windows throughout the property. EPC - C

Local Authority

Cheshire West & Chester; Council Tax Band – A

www.cheshirewestandchester.gov.uk

Viewings

Strictly by appointment with sole agents Jackson Property.

Virtual tour

<https://my.matterport.com/show/?m=gWAL5gzSpEV>



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Franks Barn
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