



Whitewood Farm
Malpas | Cheshire



Whitewood Farm

Whitewood Lane, Kidnal
Malpas, SY14 7DL

A well-presented detached rural property with mature gardens, outbuildings, stables and circa 12.24 acres.

- 4-bed detached property in a stunning sought-after location, just over two miles from the picturesque and popular village of Malpas.
- GF: reception hall, dining room, living/breakfast room, office, kitchen, utility, cloakroom and WC, pantry and boiler room.
- FF: master bedroom with fitted wardrobes, three further double bedrooms, family bathroom and family shower room.
- Double garage with separate store.
- Brick built range with stables, tack room and workshop.
- Dutch barn with further stables and open sided carport.
- Plenty of parking space, excellent patio areas and mature gardens.
- Well fenced and secure paddocks with separate access.
- In all about 12.24 acres.

Distances in approx. miles:

Malpas 2.5m | Whitchurch 8m | Wrexham 12m

Ellesmere 14 miles | Chester 15m

Liverpool 34m | Manchester 50m



Location

Whitewood Farm is located in the rural setting of Whitewood Lane, situated near Kidnal which is between the villages of Tilston and Malpas. Its location offers the best of both worlds, being a rural and tranquil setting, yet within easy access to local towns and villages. The local village of Malpas offers most day-to-day amenities and boasts several convenience stores, cafe's, pubs and restaurants as well as a doctor's surgery.

In terms of transport links, Whitewood Farm is less than three miles from the A41. This road links the historic market town of Whitchurch to the City of Chester and beyond to Liverpool. Whitchurch has a well-connected train station linking Shrewsbury to Crewe, where further trains to London, Liverpool and Manchester are available.

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 several primary schools and a secondary school.

There are numerous golf courses locally at Whitchurch, Carden Park, Wrexham and Tarporley. The area has plenty of sporting clubs available, including Malpas Football and Cricket club, Whitchurch Rugby Club and Cholmondeley Cricket and Tennis clubs. There are gym and spa facilities in Whitchurch and Carden Park and a number of well known footpaths in the area.

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

Whitewood Farm is located off Whitewood Lane in the parish of Overton and is entered via a gated access leading into a large parking and turning area.

The property is built from brick construction under a slate roof and has been subject to significant investment and improvement from the existing owners. It offers spacious accommodation with excellent potential for further extensions and improvements.

The ground floor consists of an impressive entrance hallway, of which the principal rooms can be accessed. The main living room has a feature fireplace and double doors opening on to the patio. Also off the hallway is a dining room, which is a perfect space for entertaining. The kitchen has a range of ground and wall mounted units with integrated appliances and a 4x oven AGA, two rings and a hot plate. Adjacent to the kitchen is a second living room with a dining area. Completing the ground floor is a study, utility, pantry and boot room.



The first floor boasts a large master bedroom with fitted wardrobes and three further double bedrooms. There are two family bathrooms, one with shower, basin and WC. The other has a roll-top bath, basin and WC.

Outside

Surrounding the property is a very well-kept mature garden and patio area, which certainly takes advantage on the sunset.

There is a timber framed double garage with storeroom and power connected. Adjacent is a steel framed barn, which is partly open sided at one end. One end has a stable and storeroom with a loft above, the other end is used for machinery storage.

The main stable building is brick built on a concrete surface and cantilever roof. This building consists of three stables, although one is being used as a secure tack room. To the rear of the building is a workshop.

There is a second access to the rear of the buildings via a stoned track, which can be used for larger vehicles.

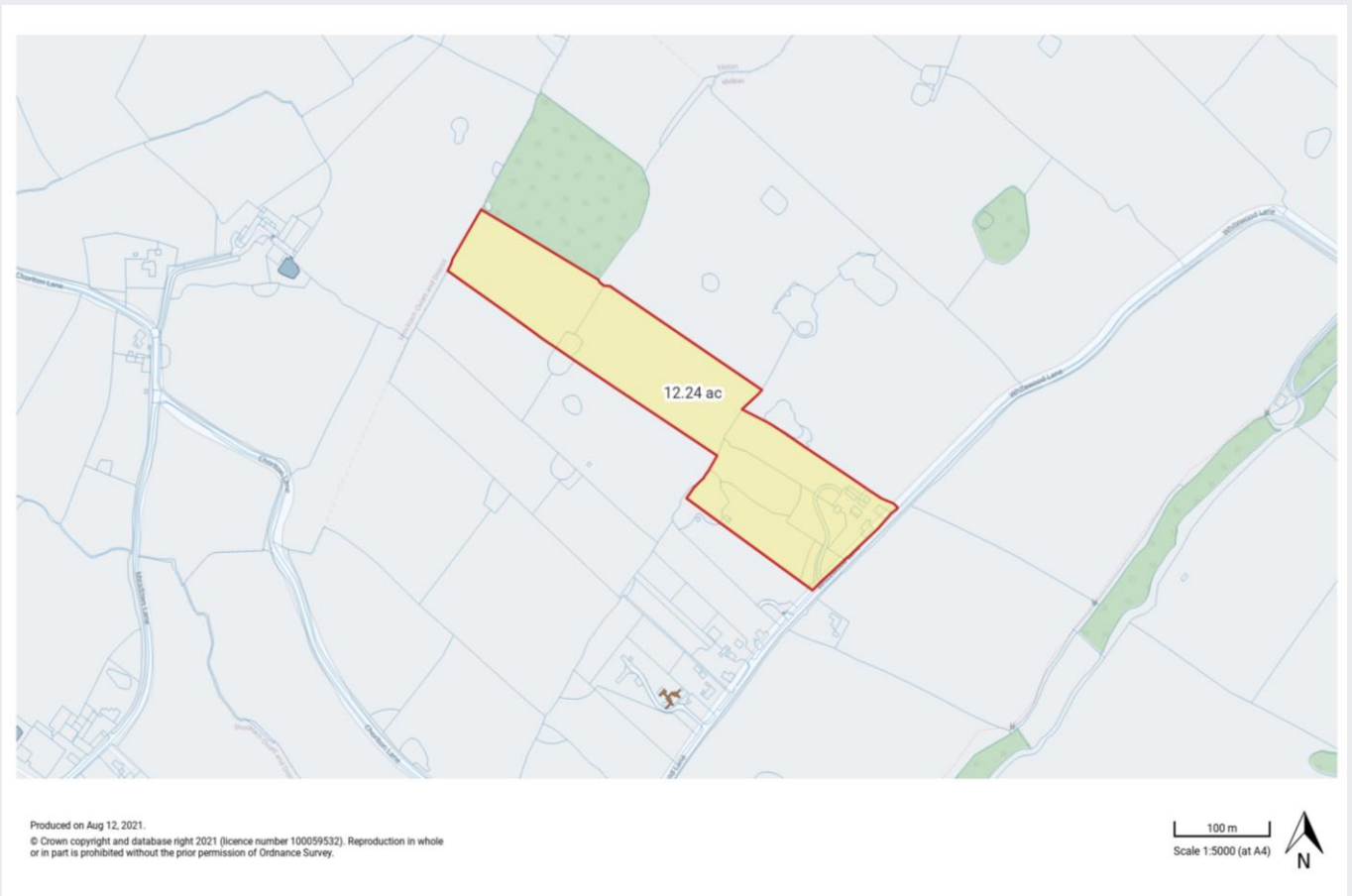
The land equates to 12.24 acres and is divided into a number of well fenced fields and a feature pond.

Services

Mains water and electricity, oil fired central heating and private drainage to septic tank.

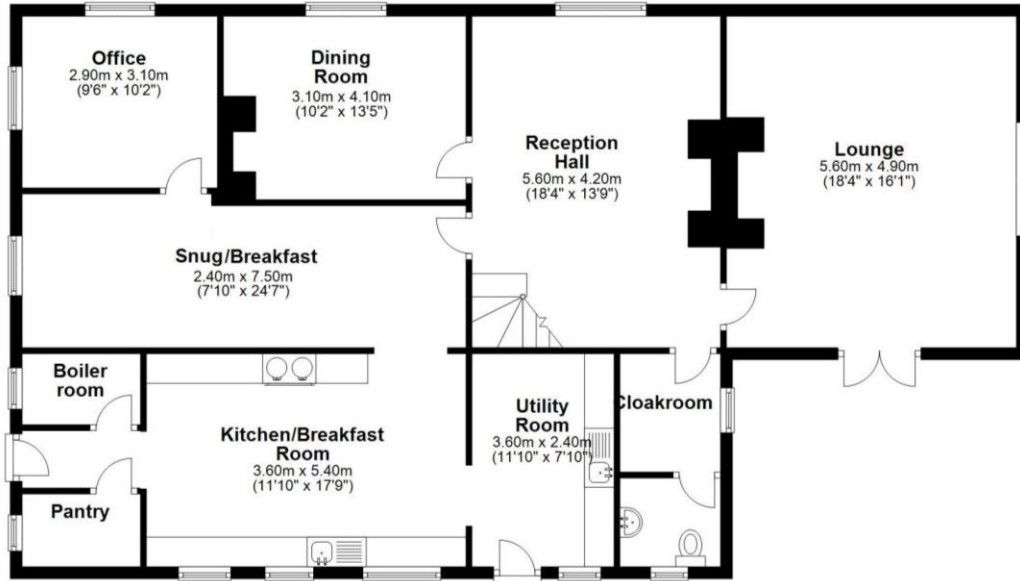
Viewing

Strictly by prior appointment with the agents Jackson Property on 01948 666695 or 01743 709249.



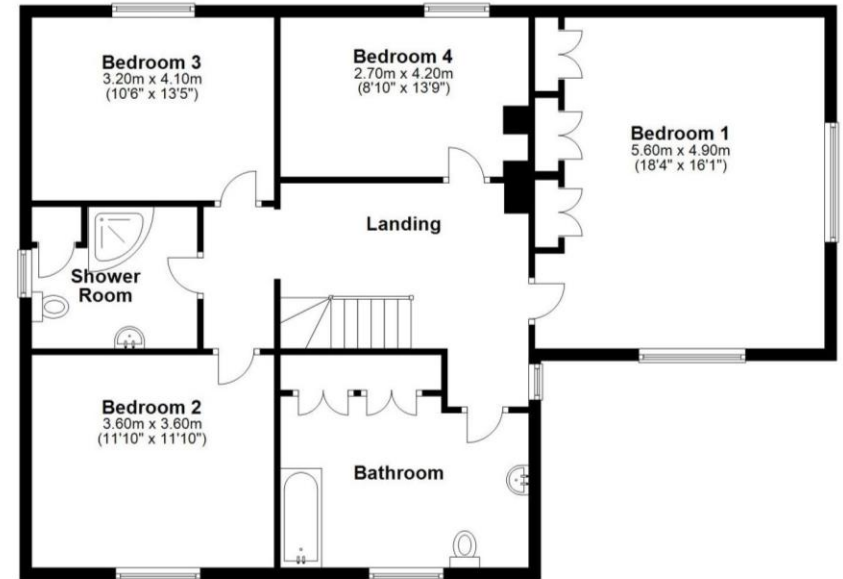
Ground Floor

Approx. 136.9 sq. metres (1473.5 sq. feet)



First Floor

Approx. 111.6 sq. metres (1201.0 sq. feet)



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