



Riverdale

Tallarn Green | Cheshire





# Riverdale

4 The Elms | Tallarn Green  
Malpas | Cheshire | SY14 7HY

A substantial 4-bedroom family home with desirable equestrian facilities and approx. 2.51 acres in all.

- 4 bedrooms, 2 en-suites and a family bathroom
- 4 reception rooms, kitchen and utility
- Large detached garage
- Private gardens and patios
- 4 stables, tack and feed room
- 16m x 40m manege
- Good hardstanding for parking
- Post and rail fencing
- Approx. 2.51 acres in all





Malpas 4.5 miles | Witchurch 8 miles | Wrexham 10 miles | Chester 17 miles | Crewe 25 miles  
Liverpool 35 miles | Manchester Airport 47 miles

### Situation

Riverdale sits on the English and Welsh border, benefiting from a lovely rural position, yet having good access links to local towns and cities. The village of Tallarn Green has a community village hall, pre-school, primary school and is within the catchment for the highly regarded Bishop Heber secondary school in Malpas. There are also several private schools all within easy reach, being Moreton Hall near Oswestry, Kings and Queens in Chester and Ellesmere College.

Malpas has a thriving high street with good local amenities and the market town of Whitchurch, Wrexham and the city of Chester all have a range of major retailers within in easy drive.

Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London.







## Description

The property was rebuilt in 1995 from an original farmhouse which benefits from substantial family living space throughout. The main entrance reception hall, from both the front and rear of the property, is utilised as a large dining room with stairs to first floor level.

The fitted kitchen has a dual oven range with gas hob, a range of base and wall mounted units and a Belfast sink set under the kitchen window to the side gardens. Fully glazed doors to the rear patio provide ample light into the kitchen. The continued tiled flooring leads to the utility room with a 'stable' door to the rear, a sink and fitted units with space and plumbing for a washing machine and tumble dryer. The kitchen opens out to a breakfast room with a feature brick fireplace and multi-fuel stove, set under an oak beam. French doors open out to the front patio area with views right down the mature front gardens. Beyond the reception hall, there is a formal living room, enjoying an ornate fireplace with marble harth and dual aspect windows to the front and rear gardens. There is then a further living room off the reception hall, again with dual aspect windows.



At first-floor level, the property has four generous double bedrooms, two with en-suite shower rooms and a family bathroom. The master bedroom has fitted wardrobes, a contemporary en-suite shower room and enjoys excellent rural views over the local countryside. The guest bedroom has similar views to the front of the property and also benefits from its own en-suite with drench shower. Bedrooms three and four both have fitted wardrobe space and share the family bathroom with its rolltop bath. An airing cupboard and an access hatch to the attic off the landing complete the first-floor level.



## Externally

The property is surrounded by mature gardens along with patio areas to both the front and rear. The front is south-westerly in position, to enjoy the most of the day's sunshine in the afternoon and evening with the rear patio and decking being able to enjoy the morning sun off the kitchen. The gardens are mainly laid to lawn with excellent privacy and shelter having a range of mature trees and hedges to its perimeter. To the rear is the large garage with a front up & over door and side entrance leading from the back door of the house.

An L-shaped timber built stable yard consists of four stables and a tack room, set on a concrete pad with canopy with water and electric connected. The yard is contained by post and rail fencing and overlooks its own paddocks. To the side there is a muck clamp and ample hardstanding for horsebox parking and storage.

The outdoor manege measures approx. 16m x 40m and has a silica sand and fibre mixed surface, professionally installed this is an excellent area for training all year round.

The equestrian facilities total in all about 2.24 acres. There are two grass paddocks split with post and rail perimeter fencing. The stable yard is accessed over a shared entrance off the adopted road from The Elms.

## Directions

From Malpas leave the village on Church Street towards Bangor on Dee continue on the B5069 for about 2.5 miles. With Threapwood Garage on your left, take the next left onto Chapel Lane. At the T-junction, turn left onto Sarn Road. Follow this road into Tallarn Green and past the school and village hall, as you are approaching the end of the village, turn left onto The Elms. Riverdale is the second property on the right-hand side.





## Services

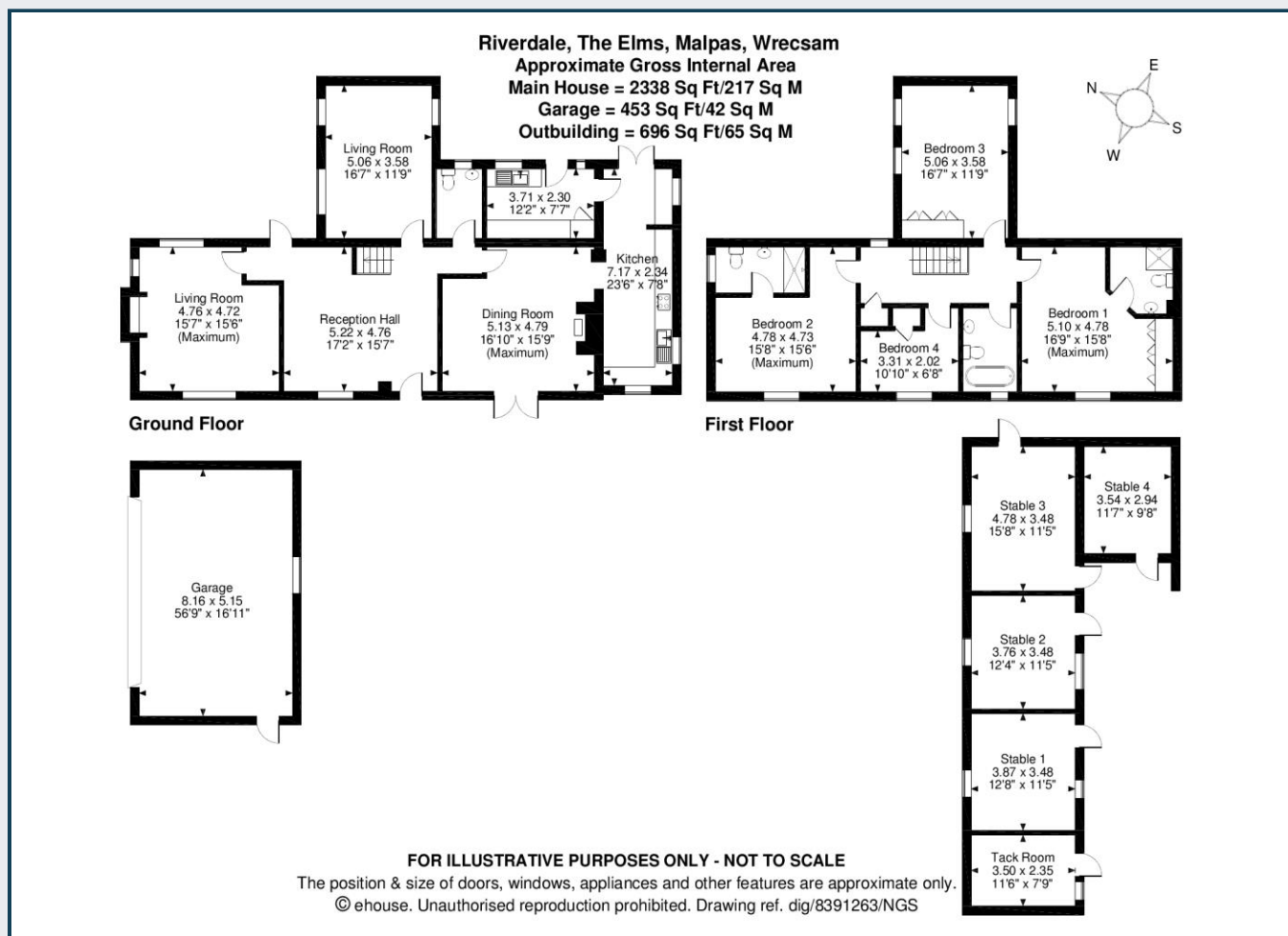
Mains electricity and water  
Private drainage via a septic tank  
Oil fired central heating and hot water  
LPG gas bottles for gas hob on cooker  
EPC rating D

## Local Authority

Wrexham Borough Council  
Council Tax band H

## Viewing

Strictly by prior appointment with the Agents.



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

Cheshire  
Handley House  
Norbury Town Lane  
Whitchurch  
Cheshire, SY13 4HT  
01948 666695

Website:  
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