



3 Manor Farm Cottage  
Malpas | Cheshire



## 3 Manor Farm Cottage

Wychough, Malpas  
Cheshire, SY14 7NQ

A beautifully presented 2-bed estate cottage, master bedroom with en-suite, set in a highly desirable, rural, yet accessible location.

- A beautifully presented estate cottage
- Set in a highly desirable rural, yet accessible, location
- Open plan sitting room and kitchen/diner, utility, downstairs w/c
- Off road parking for two cars
- Curtains and blinds included

### Approximate distances in miles:

Malpas 1m | Whitchurch 6m | Wrexham 13m  
Nantwich 13m | Chester 16m | Crewe 17m

### Location

3 Manor Farm Cottage is located just outside the village of Malpas in a lovely rural position with excellent views. Malpas has a range of local shops, public houses, Lloyds bank, barbers and many other useful amenities. Whitchurch being approximately 6 miles away, has three large supermarkets and a train station with links to the major cities, including Birmingham, Manchester and London. Locally there are also several excellent schools.

### Description

The property is one of three barn conversions developed in 2015 and finished to a high standard, each property has parking for two cars. Steps up to the front door with porch canopy over, lead into an entrance hall with cloakroom off with w.c and wash hand basin. Within the hallway itself, there is space for boots and coat hanging.



The hallway leads down to the large open plan living room with kitchen. The room is divided by the kitchen base units and floor covering changes from carpet to a wood effect vinyl. The kitchen itself has a range of units, stainless steel sink and drainer, electric oven with four ring hob and extractor above. There is space for a floor to ceiling fridge/freezer, storage cupboard and door to the utility to the rear of the kitchen.

The utility comprises a worktop surface with sink and storage below and space for a washing machine.

The living room benefits from a 'Clearview' wood burning stove and windows to the front elevation, various power points, tv and Ethernet connections.

From the main hallway, stairs lead to the first-floor level with two large double bedrooms. The master bedroom has an en-suite with bath and shower over, sink unit with storage cupboard below and mirror above, w/c and hot water cylinder store. The bedroom has feature round barn windows with brick surround and excellent fitted wardrobes providing a dressing area. There are excellent rural views from the bedroom.

The second double bedroom is a good size with space for a double bed and units as required.

There is an obscured window to the rear for natural light and access across the landing to the shower room.

The shower room has a built-in shower unit, sink with storage cupboard below and mirror above and w/c. Feature window to front elevation.

Off the landing there is an airing cupboard with internal shelving.

The property benefits from an air filtration and circulation system powered by Vent-Axia.

The property is covered by its own alarm system.



## Services

Mains electricity with a smart meter installed

Mains water (sub-metered and invoiced by Landlord)

Biomass central heating and hot water (sub-metered and invoiced by Landlord)

Private drainage via a klargester

EPC rating C

## Local Authority

Cheshire West & Chester

Tax band D

## Terms and Conditions

A six or twelve month term is available and to be agreed between parties on application.

Rent - £850.00 per calendar month to be paid monthly in advance.

A deposit of £980.00 is payable upon the signing of the agreement and will be held by under the terms of the Tenancy Deposit Scheme (TDS).

## Viewings

Strictly by prior appointment with Jackson Property on 01743 709249.



Shropshire (Head Office)

Franks Barn

Preston on Severn

Uffington

Shrewsbury, SY4 4TB

01743 709249

Cheshire

Handley House

Norbury Town Lane

Whitchurch

Cheshire, SY13 4HT

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