



The Hollies
Malpas | Cheshire





The Hollies

Old Hall Street, Malpas
Cheshire, SY14 8NE

An exclusive 5-bedroom equestrian property within the village location of Malpas, Cheshire.

- Beautiful family lifestyle equestrian home
- 5-Bedrooms, 3 en-suite and a family bathroom
- Kitchen/diner with Aga, utility boot room, four reception rooms
- Substantial residence dating back from early 1900's
- Outstanding manicured gardens, patio area with brick-built pizza oven
- Automated entrance gates, two double garages and large parking sweep
- 3-stables, tack room, muck clamp, hard standing
- In all about 2.63 acres

Approximate distances (miles)

Malpas 0.1m | Tilston 3.5m | Whitchurch 5m
Wrexham 12m | Chester 15m | Crewe 18m
Shrewsbury 26m | Liverpool 30m | Manchester
International Airport 46m

Location

The Hollies is situated within the very popular country village of Malpas. Malpas provides many of your daily requirements and has some very popular shops including a bakery, barbers, beauticians, convenience stores, doctor's surgery and an impressive church.



For more comprehensive services, the former market town of Whitchurch is just 5 miles away, offering supermarkets and national retailers as does Chester which is 15 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 38 and 46 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 and venues for training and competitions are all within easy reach from the property, including Tushingam Arena (4 miles) and Kelsall Hill Equestrian Centre (17 miles).





Description

This substantial Arts and Crafts styled residence has a wonderful feeling of space with its typical high ceilings and large bay windows providing ample light throughout. Well maintained and finished to a high standard throughout, the roof having been replaced in 2015 and fully insulated at the time, vastly improving the efficiency of the property.

The front entrance door leads into a large reception hall with staircase to first floor, naturally central to the property the hall leads off either side to two reception rooms. The main sitting room is an excellent size with Amtico wood effect flooring, high ceilings with cornice surround and feature log burning stove under an oak mantel. Two large bay windows enhance the feeling of space and light into the room. A second door from the sitting room takes you out onto the inner hall with drinks cupboard to one side being very useful when having guests in the sitting room. The smaller living room from the entrance hall is still well proportioned and has an open fireplace with traditional marble surround and slate inset and hearth. The floor is of solid pitch pine boards and the room leads on through glazed French internal doors into the garden room which has full height windows either side and glazed sliding doors out onto the patio and steps down to the garden. Leading through a glazed internal door, this continues back to the inner hall (off the main entrance hall) where there is a shower room with w.c. Parquet flooring continues into the rear hallway to the kitchen and office with the utility boot room beyond.



The rear entrance boot room is timber framed and fully glazed providing an excellent space for boots and coats with fitted furniture for the same. A tiled floor through to the utility room having base and wall mounted units with an inset sink and window looking out over to the stable yard.

The kitchen houses a feature Aga cooker as the central focal point with a number of base and wall mounted units and further space for other furniture and a dining table, space also for an American style fridge freezer. The kitchen benefits from glazed French doors out to the rear parking sweep with the stables beyond.

At first floor, there are three large bedrooms, two of which have en-suite facilities. The master bedroom is a wonderful room with walk-in fitted furniture in the dressing room and a separate en-suite shower room facility along with a covered balcony area between the two having glazed French doors providing a lovely place to enjoy the views of the surrounding countryside.

Two other large bedrooms, both done to a high standard, one of which has its own en-suite facility. The family bathroom is adjacent to the other bedroom with bath and separate shower cubicle.

At second floor level, there are two rooms either side of the central landing with storage cupboards, this level could be used all as a large suite with bedroom, sitting room (5th bedroom) and its own shower room en-suite.





GROSS INTERNAL AREA
GROUND FLOOR: 2002 sq ft, 186 m²
FIRST FLOOR: 1292 sq ft, 120 m²
SECOND FLOOR: 463 sq ft, 43 m²
TOTAL: 3757 sq ft, 349 m²
GARAGE (EXCLUDED AREA): 506 sq ft, 47 m²

Externally

The property is approached off the road through automatic wrought iron gates onto a gravelled parking sweep to the front and side of the property. The parking area is large and continues to the two garage buildings and stables beyond, all being easily accessible from the rear of the house. The two double garages have concrete floors, and low-level pitched roofs with up and over doors on each parking bay.

The property has some wonderful well-kept gardens with a southerly aspect, mainly laid to lawn with a large variety of shrubs and hedges to its perimeters along with sections for vegetable planting and fruit trees. There are mature trees surrounding the property too with a large patio area set under the trees creating a lovely area with a purpose-built traditional brick pizza oven having permanent worktops either side. There is a useful garden storage building, timber built and open fronted to one half, this has a concrete floor and pitched roof, there is a patio area to the front of this building to enjoy the evening sun as it sets over the trees.



For the equestrian enthusiast, there are three well-built timber stables set on a concrete floor and frontage courtyard area with post and rail and timber gate perimeter. The building has power and water connected and there is a tack room, purpose-built concrete muck clamp to the side, hot water shower and drainage provision for a yard toilet. The paddocks are conveniently just off the stable yard and equate approximately 2.63 acres in all.

Services

The property has all mains services connected (electricity, water, gas and drainage)

Mainly double-glazed windows throughout with some being triple glazed

EPC – 63 | D

Local Authority

Cheshire West & Chester, Council Tax Band – G

Please note:

Any residential development on the gardens or land will be subject to a 20% uplift clause.

Viewings

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

Directions

When on the high street in the centre of Malpas, head south down the high street out towards Whitchurch, as you start to leave the village, there is the Laurel Bank Surgery (doctors) on your right and the property is found on the left hand side just opposite the doctors surgery.



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