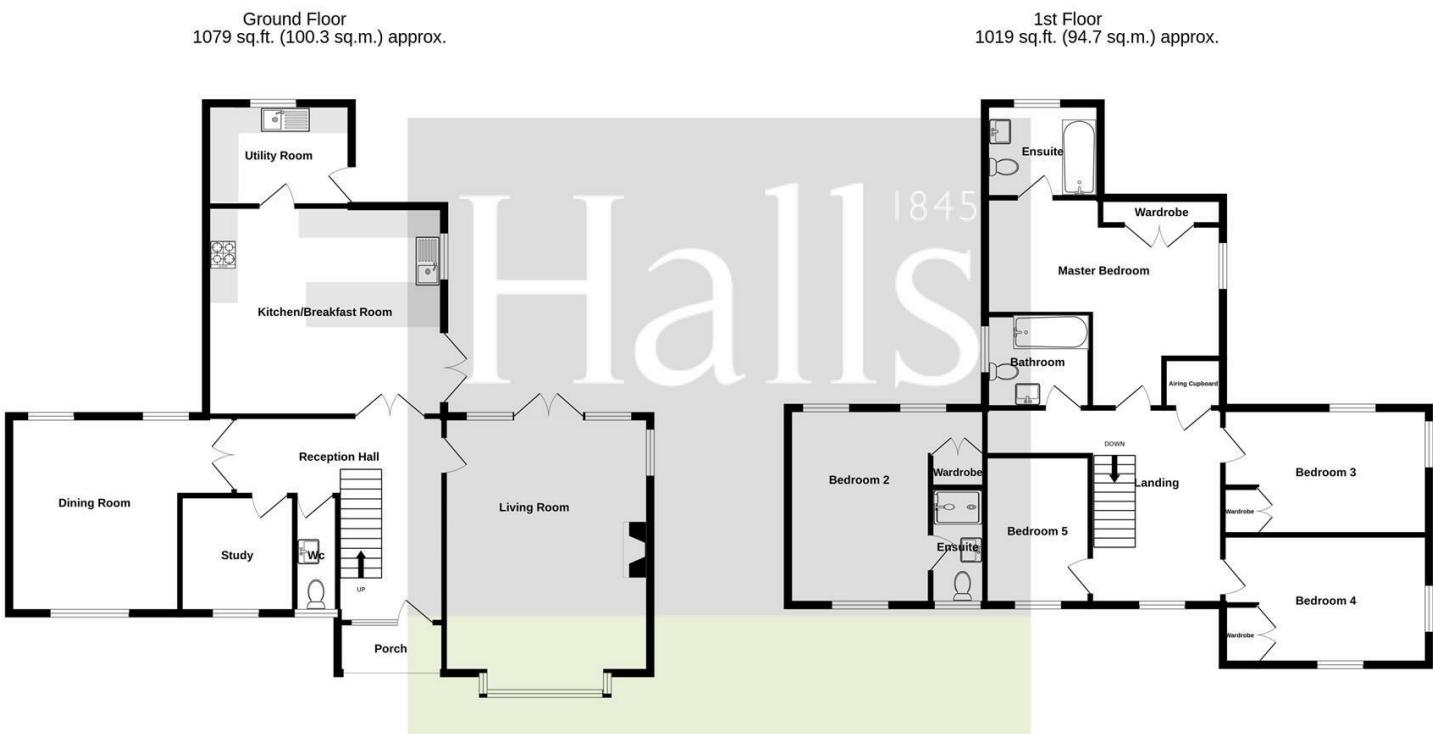


FOR SALE

2 Borderbrook, Tallarn Green, Malpas, SY14 7JH

Halls¹⁸⁴⁵

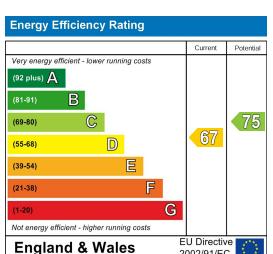


TOTAL FLOOR AREA: 2099 sq.ft. (195.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



2 Borderbrook, Tallarn Green, Malpas, SY14 7JH

This is a wonderfully spacious, detached family home offering versatile accommodation. There are large landscaped gardens to the rear with great views over the adjoining countryside. The accommodation comprises reception hall, cloaks with W.C., living room with log burner. Large dining room, study and wonderful breakfast kitchen & family room with double doors giving access to the gardens. There is also a utility room, master bedroom suite, guest bedroom and 3 further double bedrooms and family bathroom. A generous, gated driveway provides parking for at least 5 cars and a detached brick built garage.

Halls¹⁸⁴⁵

01948 663230

Whitchurch Sales
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@hallsgr.com

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Whitchurch 8 miles, Wrexham 11 miles, Chester 17 miles, Shrewsbury 28 miles
All distances are approximate



3 Reception
Room/s

5 Bedroom/s

3 Bath/Shower
Room/s



- **Modern Detached Family Home**
- **Village Location with Local School**
- **Reception Hall, W.C, 3 Reception Rooms**
- **Breakfast Kitchen, Utility Room**
- **5 Bedrooms 3 Bathrooms**
- **Landscaped Gardens, Great Views**
- **Ample Car Parking, Detached Garage**
- **Central Heating & Double Glazing**

Location

2 Borderbrook is located close to the centre of the popular village of Tallarn Green which is 18 miles from Chester, within 5 miles of Malpas and within 10 miles from Wrexham, Ellesmere and Whitchurch. The village has an active community which includes Borderbrook Primary School, Village Hall & Tennis courts, Methodist Church and playing fields all of which are within walking distance.

Many people never leave the village after moving here! There are equestrian facilities within three miles. There are local walks and a number of Bridle Paths for hacking also close by.

There is another junior school close by in Shocklach and there are secondary schools in Malpas, Penley & Whitchurch.

Brief Description

This wonderful family home is located in the popular village of Tallarn Green and you are welcomed by electronic gates that open to a private drive for many cars. There is a reception hall with cloakroom. There is a large living room with bay window, fire place with log burner and French doors to the landscaped gardens. Off the hall is a study, spacious dining room and double doors to a large breakfast kitchen and off that is the utility room. To the 1st floor is a galleried landing, master bedroom suite with fitted wardrobes and an en suite bathroom. There is a guest bedroom suite with fitted wardrobe and en suite shower room. There are three further double bedrooms and a family bathroom.

There is a large drive for many cars that leads to the detached garage. To the side is a private garden and to the rear are large landscaped gardens with lawns, Indian stone paved patio areas and, summer house and a sun terrace at the bottom of the garden.

The property has lpg fired heating and double glazed windows.

Accommodation Comprises

Canopied front porch and front entrance door lead into the spacious entrance hallway.

Reception Hall

Wood effect laminate flooring, radiator and stairs to first floor.

Cloakroom

White suite with W.C, wash hand basin, radiator, tiled floor and walls.

Living Room

18'4" x 14'9" (5.59m x 4.50m)

Feature fireplace with log burner, radiator, bay window to the front, window to the side and French doors to garden.

Dining Room

16'1" x 14' (4.90m x 4.27m)

Windows to the front & rear and radiator.

Study

8'2" x 8'5" (2.49m x 2.57m)

Wood effect laminate flooring, window to the front and radiator.

Breakfast Kitchen

19'8" x 14'8" (5.99m x 4.47m)

Kitchen Area: With a wide range of base and wall units, granite worktops, LPG Range style cooker, drainer sink unit, integrated dishwasher, integrated fridge freezer, tiled flooring, inset spotlights and radiator. Double glazed windows over looking the gardens.

Dining / Family Area: Tiled flooring, radiator and French doors to the patio and rear gardens.

Utility Room

10'4" x 7'5" (3.15m x 2.26m)

Base units, worktops, space and plumbing for a washing machine, window to the side, radiator and door to the gardens.

1st Floor Galleried Landing

Stairs ascend from the reception hall to the 1st floor galleried landing with inset spot lights, airing cupboard and loft hatch.

Master Bedroom

18'4" x 14'9" (5.59m x 4.50m)

Wonderful spacious bedroom with fitted wardrobes and windows overlooking the gardens and countryside beyond. There are light points and 2 radiators.

En Suite

White suite comprising panelled bath with shower over, W.C, wash hand basin, frosted window to the rear, tiled floor and walls, inset spot lights to the ceiling and towel radiator.

Guest Bedroom Two

16'2" x 14'1" (4.93m x 4.29m)

Windows to front and rear, fitted wardrobe, radiator, door to en-suite.

En Suite

Walk in shower cubicle, wash hand basin, W.C, and frosted window to front.

Bedroom Three

15' x 9'1" (4.57m x 2.77m)

Two windows to side and rear with great views, fitted wardrobe and radiator.

Bedroom Four

14'9" x 9'2" (4.50m x 2.79m)

Two windows to front and side, fitted wardrobe and radiator.

Bedroom Five

11'5" x 9' (3.48m x 2.74m)

Window to the front, fitted wardrobe and radiator.

Family Bathroom

White suite comprising panelled bath with shower over, W.C, wash hand basin, tiled floor & walls and frosted window.

Outside

The property is accessed from the bottom of the cul de sac through electric gates to a private drive suitable for many cars. There is a small lawned area to the front of the house and the drive continues to the garage. There is a path that leads between the house and the garage to a private enclosed side garden with lawn and flower borders. The rear garden can be accessed from the side garden and the house and is beautifully landscaped and comprises Indian flag paved patio areas and steps that lead down to the lower garden and summer house. There are a range of lighting throughout the garden to provide a wonderful atmospheric setting that overlooks the valley that leads down to the Wych Brook.

Detached Garage

16'2" x 14'7" (4.93m x 4.45m)

With power and lighting, up and over door.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
Telephone 01948 663230

You can also find Halls properties at rightmove.co.uk & Onthemarket.com
WH1531 230824

Directions

Leave Whitchurch on the A525 Wrexham Road and proceed for approximately 5.5 miles, turn right signposted Tallarn Green and after approximately 1.7 miles turn right at the T junction. After approximately 0.3 miles turn left at the T junction. Borderbrook is located on the right hand side with the entrance opposite from the school.

What 3 Words - fixated.freezing.livid

Council Tax - Wrexham

The property is in Council Tax Band H For confirmation of these Council Tax details, contact Wrexham County Borough, The Guildhall, Wrexham. Tel 01978 298992 or counciltax@wrexham.gov.uk

Services

We believe that mains water, and electricity are available to the property. Drainage is to a shared sewage treatment plant. The heating is via an oil fired boiler to radiators.

Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor. There is a management company that has been set up to manage the shared sewage treatment plant.

Anti-Money Laundering (AML)

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly, the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.