



THE FIRS

TILSTON ROAD | MALPAS | SY14 7DB

Halls 1845



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Malpas Village Centre 250 metres | Whitchurch 6 miles | Nantwich 15 miles | Chester 16 miles | Crewe 20 miles
(all mileages are approximate)

A WONDERFUL HIDDEN GEM CLOSE TO THE CENTRE OF MALPAS AND WITH A GARDEN TO JUST UNDER ONE ACRE. THE PROPERTY OFFERS SPACIOUS ACCOMMODATION AND IS BEING SOLD WITH NO CHAIN.

Detached Family Home Requiring Modernisation

No Upward Chain

Secluded and Highly Desirable Location

Large Landscaped Gardens to Just Under 1 Acre

Large Detached Garage and Ample Parking



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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

The Firs is within 1 minute walk to the centre of Malpas and you would not even know it exists. The property is situated on a private plot which measures just under 1 acre. The property will require some modernisation and improvement work and has lots of scope for extensions and ancillary accommodation subject to planning. There is a large, detached garage and a smaller timber framed garage, private drive and lots of parking.

SITUATION

Malpas is a busy and very well-regarded popular village in Southwest Cheshire, it enjoys the benefits of several very good schools, restaurants, pubs, doctors' surgery and a selection of local shops. The village has recently been in the spotlight in the press as it has earned recognition as one of the UK's top places to live in 2025 by The Sunday Times. It has a historic church situated in the heart of the village which showcases its heritage with stunning 12th Century architecture. The nearby Beeston and Bickerton Hills can offer some of the best views in Cheshire, and Bolesworth castle, some of the most unforgettable family events including the Bolesworth International Horse Show.

PROPERTY

The accommodation is well laid out and offers generous, versatile living space throughout. On the ground floor, a welcoming reception hall provides access to the principal rooms. There is a large family room which could also serve as a ground floor bedroom if required, offering flexibility for multi-generational living or home working. The sitting room is a comfortable and inviting space, centred around a log burner, and having door through to the conservatory.



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nfcch.com 2025. Produced for Halls. REF: 1382873

The spacious breakfast kitchen is a particular feature of the property, fitted with a wide range of cupboards providing ample storage, complemented by a central island and an electric AGA which forms a focal point of the room. Leading off the kitchen is a useful utility room, offering further storage and practical space for laundry and household appliances. Also accessed from the laundry area is a ground floor shower room.

To the first floor, the principal bedroom benefits from fitted wardrobes and a spacious en-suite bathroom. There are two further well-proportioned double bedrooms, all served by a family bathroom.

The property has double glazed windows throughout and benefits from central heating.

Approximate Area = 2184 sq ft / 202.9 sq m

Garage = 927 sq ft / 86.1 sq m

Outbuilding = 16 sq ft / 1.5 sq m

Total = 3127 sq ft / 290.5 sq m

For identification only - Not to scale

Denotes restricted head height





GARDENS

The property is accessed off Tilston Road through a set of wooden gates and up a drive to the garage and parking area. There is also a detached timber garage and a small area of garden behind that. The drive continues up to the house where there is further parking. There are steps that lead up from the drive to a large, paved patio area.

GARAGE / WORKSHOP

The property has large, landscaped gardens that surround the property and there are lawns, covered seating area, space for a kitchen garden, garden store shed and two greenhouses. There are many mature specimen trees, shrubs and plants within this wonderful garden.

SCHOOLING

There are local junior schools in Bickerton, Tushingham and Malpas. Bishop Heber High is an 'Outstanding' secondary school (Ofsted, 2011), situated on the outskirts of Malpas. There are popular independent schools in the area, including Kings, Queens & Abbey Gate schools in Chester, as well as Packwood Haugh and Moreton Hall in Shropshire.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

Mains water, electricity and drainage are connected. We also understand that gas is available for connection. Heating is via an oil fired boiler to the radiators.

LOCAL AUTHORITY

Cheshire West & Chester

COUNCIL TAX

Council Tax Band - E

DIRECTIONS

What3Words //affair.deputy.niece

From the centre of Malpas drive out on the High Street which then becomes Tilston Road and after about 200 metres turn right into the drive marked by the Halls For Sale sign.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



