

**FOR SALE**

Offers in the region of £650,000

**Elmwood Chester Road, Nomans Heath, Malpas, Cheshire, SY14 8DY**

Elmwood is a wonderful detached family home located in the popular village of Nomans Heath. The spacious accommodation measures over 2,000sqft and comprises a reception hall, living room, large kitchen/diner/breakfast room and utility. Also to the ground floor is a cloakroom with W.C. There are five bedrooms, three bathrooms and a games room above the garage. The property has parking, double garage and landscaped gardens which back onto open countryside.





- **Spacious Detached Family Home**
- **Reception Hall, Living Room**
- **Kitchen/Diner, Utility, W.C**
- **Five Bedrooms, Three Bathrooms**
- **Landscaped Gardens, Double Garage**
- **Countryside Views**

## LOCATION

The property is located off Chester Road in the popular village of Nomans Heath which is centrally situated between Whitchurch, Wrexham and Chester and would be a convenient commute to any of these areas.

The village itself benefits from a general store and is also well serviced for further shops and amenities, that include a highly regarded doctors practice and excellent local schools including Bishop Heber in the nearby village of Malpas that is just 1.8 miles away.

There are excellent leisure facilities and activities close by in Malpas and Whitchurch.

## BRIEF DESCRIPTION

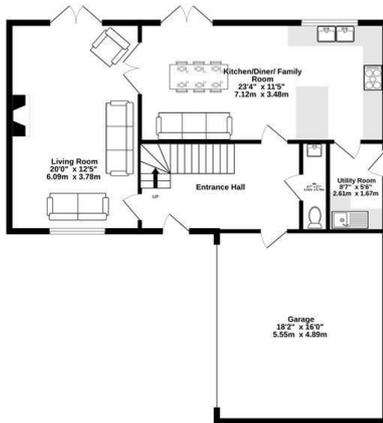
Halls are delighted to be selling Elmwood for sale by private treaty.

This well presented detached executive style house is located at the end of a private drive and backs on to open countryside. The property comprises a canopied front entrance porch, reception hall, cloaks with W.C, living room with feature fire place with log burner. There are double doors to the gardens with a great outlook. There is a large open plan Breakfast Kitchen/Diner/Family Space which has windows and double doors with views over the gardens and fields. The kitchen has a high level of specification and comprises a range style oven, wide range of cupboards, Belfast sink and central island with breakfast bar. There are a range of integrated appliances and off the kitchen is a utility room with cupboard space, work tops, plumbing for a washing machine and door to the side. There is a door from the hall into the attached double garage.

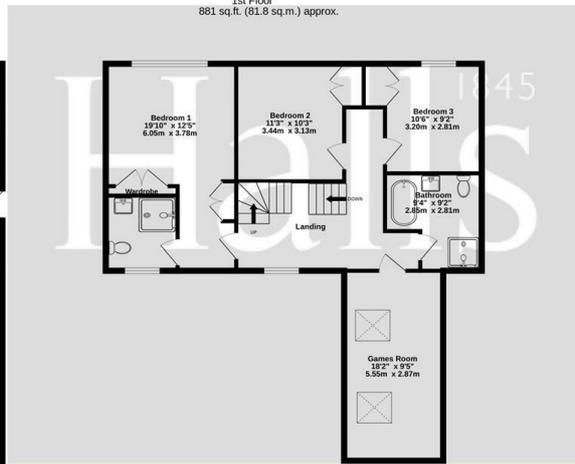
Stairs ascend from the reception hall to the first floor landing where there is a window to the front. There is a master bedroom with windows with views over the landscaped gardens and countryside to the rear. The bedroom has fitted wardrobes and a luxury en-suite comprising shower enclosure, vanity unit with wash hand basin and a W.C There is floor and wall tiling, inset spot lights and window to the front. There are two further double bedrooms both with windows with views over the gardens and land. Off the landing is a doorway through to a room above the garage with limited head room but ideal for a child's playroom/den. Also to this floor is a luxurious family bathroom suite with free standing bath, feature tiled wall, separate shower, wash hand basin & W.C.



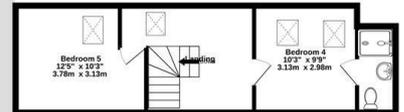
Ground Floor  
999 sq.ft. (92.9 sq.m.) approx.



1st Floor  
881 sq.ft. (81.8 sq.m.) approx.



2nd Floor  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 2244 sq.ft. (208.5 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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Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception Room/s



5 Bedroom/s



3 Bath/Shower Room/s



Stairs ascend from the first floor landing to the second floor landing which has a sky light. There are two double bedrooms to this floor one of which having an en-suite shower room. Both bedrooms have sky lights to the rear and this floor is ideal for a teenager having their own space. The property has LPG central heating, solar panels and double glazed windows.

#### OUTSIDE & GARDENS

The property is accessed off Chester Road over a shared private drive with 1 other house which fronts the road. There is ample car parking and an attached double garage which has power and lighting, lpg boiler and a door into the reception hall. There is access down either side of the property to the landscaped gardens. To the side and rear of the house a pleasant paved area and adjacent to that is a small babbling brook. There is a covered seating area to the rear of the house with a pizza oven (available by separate negotiation) for outdoor living, The main area of garden is laid to lawn with flower borders with a wide variety of plants trees and shrubs. At the bottom of the garden is a garden pond and the open views across the countryside. There is a gate into the field which you can walk in with the farmers permission.

#### DIRECTIONS

From Whitchurch drive out on the A41 heading for Chester. Follow the road for approximately 5 miles and turn left signposted Nomans Heath & Malpas into Bickley Lane. Follow the road until you come to a mini roundabout and take the 2nd exit, there is a 2nd mini roundabout and again take the 2nd exit into Chester Road. Drive along for about 1/2 a mile and turn left just passed the old Wheatsheaf Inn into a gravelled drive. Continue to the bottom of the drive where you will see Elmwood.

#### WHAT 3 WORDS

///motoring.hothouse.dent

#### ANTI-MONEY LAUNDERING (AML) CHECKS

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.

#### SCHOOLING - SOUTH CHESHIRE

The property is within the catchment area of high performing Bishop Heber High School and there is a free bus service from the village to the school 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.

#### COUNCIL TAX - CHESHIRE WEST

The property is in Band F on the Cheshire West Council Register.

#### VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW  
WH1737 270126

#### SERVICES

We believe that mains water and electricity are available to the property. Drainage is to a modern sewage treatment plant and the heating is via a LPG fired boiler to radiators.



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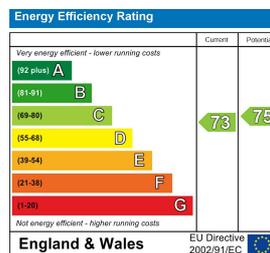
Elmwood Chester Road, Nomans Heath, Malpas, Cheshire, SY14 8DY



**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



01948 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@halls.gb.com



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