



FOR SALE

Offers in the region of £425,000

14 Lynchet Road, Malpas, SY14 8FA

This is a wonderful detached family home located close to the centre of the village of Malpas. The accommodation comprises a reception hall, living room, study, kitchen / diner and an Orangery to the rear. Also to the ground floor off the hall is a cloakroom with laundry facilities. There are four bedrooms, two bathrooms, parking, a single garage and there are gardens to the front & rear.



Malpas centre 1/4 of a mile, Whitchurch 8 miles, Chester 12 miles & Wrexham 11 miles.
All distances are approximate.



- **Spacious Detached Family Home**
- **Reception Hall, Living Room**
- **Study, Kitchen/Diner, Orangery**
- **Cloaks / Laundry Room,**
- **4 Bedrooms, 2 Bathrooms**
- **Gardens, Parking & Garage**

Location - Malpas Premium

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.

The town of Whitchurch is a short drive away and has 4 supermarkets, different local shops, churches, leisure centres and other activities.

There is excellent road access to Chester, Wrexham, North Wales & the North West.

Chester is one of the North West's leading retail and commercial centres and provides access to the motorway and rail networks. London Euston can be reached in about 2 hours from Chester. Crewe and Whitchurch Stations also offer a regular service to Manchester Piccadilly. By car, Malpas is within easy reach of the A41 with Whitchurch to the south and a short drive from Chester.

Brief Description

Halls are delighted to be selling 14 Lynchet Road by private treaty.

The property comprises a canopied front entrance porch and front door that opens into the reception hall which has a tiled floor, understairs store and door to the cloakroom with low flush W.C, wash hand basin and laundry facilities. There is a living room with a feature fireplace and bay window to the front. Off the hall is a very useful study and a door into the spacious kitchen / diner which has a wide range of base and wall mounted units, worktop surfaces, breakfast bar, drainer sink unit and an integrated dishwasher. There are windows to the rear garden, range style cooker. The dining area has a tiled floor, recess for a TV and double doors into the orangery which has a feature lantern light roof, windows and doors to the rear gardens.

The stairs ascend from the hall to the first floor landing where there is a door to an airing cupboard. The master bedroom is to the front and has a bay window, fitted wardrobe and modern en-suite with large shower enclosure, wash hand basin and W.C. There are three further double bedrooms and a family bathroom which has a panelled bath with shower over, wash hand basin and W.C. The property has gas fired heating and double glazed windows.

Outside & Gardens

The property is accessed off Lynchet Road to a drive suitable for two cars, The drive continues to the single garage. There is an area of garden to the front and an enclosed garden to the rear with paved patio area, gravelled / crushed slate areas and a lawn.

Directions

From Whitchurch drive out on the A41 heading towards Chester and follow the road for approx 4 miles and turn left at the roundabout signposted for Malpas. Drive up into the village and pass the Bishop Heber School on the right hand side and Lynchet Road is a further 1/2 mile along on the left hand side. The property can be found on the right after about 200 metres.

What 3 Words

///glove.scouted.graph



2 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



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

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.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1731 280126

Council Tax - Cheshire West

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

Services - All

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

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Approximate Area = 1467 sq ft / 136.2 sq m
Garage = 154 sq ft / 14.3 sq m
Total = 1621 sq ft / 150.5 sq m
For identification only - Not to scale



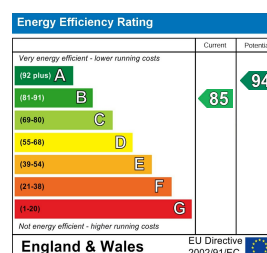
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01948 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@hallsgb.com



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