



12 LYNCHET ROAD

| MALPAS | | SY14 8FA



This is a wonderful detached family home located close to the centre of the popular village of Malpas. The property is being sold with NO CHAIN and comprises reception hall, cloaks with W.C, living room, kitchen / diner, three bedrooms and two bathrooms. There is a drive EV charging point and garage. There is a garden to the front and an enclosed rear garden. The property has central heating and double glazed windows.

Offers in the region of £315,000



- Detached Family Home
- No Upward Chain, W.C
- Excellent Energy Performance
- Close to the Centre of Malpas
- Front & Rear Gardens
- EV Charging Point, 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 instructed to sell 12 Lynchet Road by private treaty.

This double fronted detached house comprises a front entrance porch with door that opens into the reception hall with tiled floor, there is a cloakroom with W.C with laundry area and washing machine. There is a living room with bay window to the front and windows to the side and fire place. There is a kitchen diner to the rear with double doors to the South facing garden. The kitchen has a wide range of base and wall mounted units, integrated fridge freezer and dishwasher, gas hob, electric double oven and fitted microwave. There are granite worktops and a 1 & ½ bowl sink unit and a wall mounted gas fired boiler located in 1 of the wall units. There is a walk in bay window, tiled floor and inset spot lights to the ceiling.

Stairs ascend from the reception hall to the 1st floor landing which has a window to the front. There is a master bedroom to the rear with bay window, fitted wardrobe and en- suite. This comprises of shower enclosure, wash hand basin, towel radiator and W.C. There are two further bedrooms and a family bathroom. The property has double glazed windows and gas fired heating.

OUTSIDE & GARDENS

The property is accessed off Lynchet Road to a drive suitable for a number of cars. There is an EV charging point and a single garage. There is an area of garden to the front and an enclosed South facing garden to the rear which is accessed from the drive through a gate or from the kitchen.

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

///tech.whiplash.pushes

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
WH1728 070126

COUNCIL TAX - CHESHIRE WEST

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

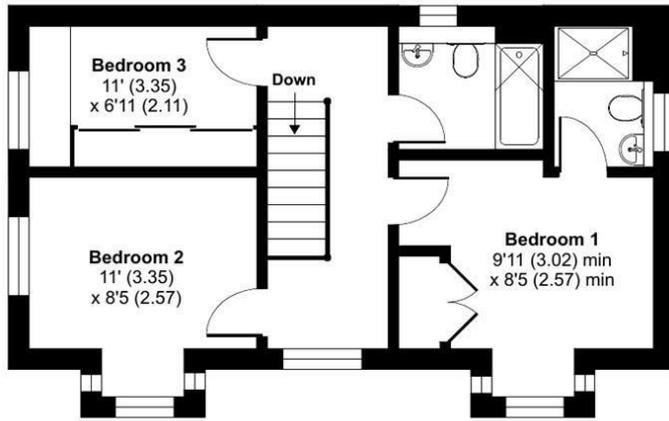
SERVICES - ALL

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

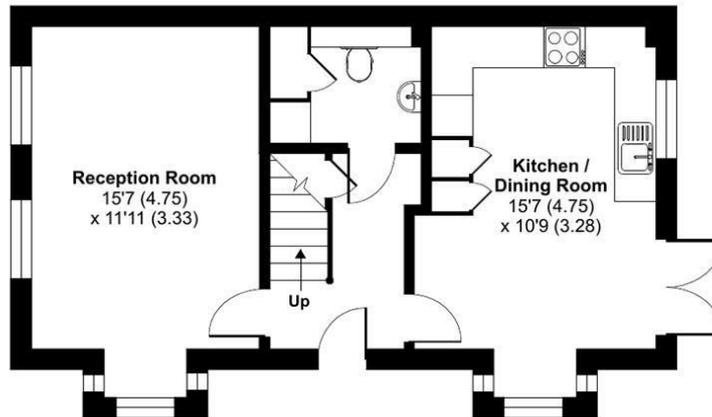
TENURE - FREEHOLD

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

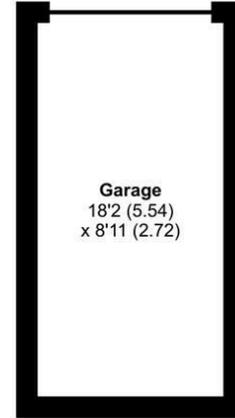
Approximate Area = 982 sq ft / 91.2 sq m
 Garage = 164 sq ft / 15.2 sq m
 Total = 1146 sq ft / 106.4 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Halls. REF: 1396430

| Energy Efficiency Rating | |
|---|-----------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 94 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| Current | 83 |
| EU Directive 2002/91/EC | |
| England & Wales | |

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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



WHITCHURCH SALES

8 Watergate Street | Whitchurch | Shropshire | SY13 1DW

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➡ www.hallsgb.com  



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 are fundamental to a purchase, purchasers must rely on their own enquiries.

5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective 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 (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.