



Highbrooke House

Higher Wych, Nr Malpas SY14 7JT



LARCH
PROPERTY

Highbrooke House
Higher Wych
Nr Malpas
SY14 7JT

A stunning, beautifully presented, generously proportioned four-bedroom family home, sitting in an elevated position with mature gardens, two annexes, stabling, outbuildings, nestled in about 4 acres.



Accommodation In Brief

- Entrance Hall
- Drawing room
- Sitting room
- Dining room
- Kitchen/breakfast room
- Utility/boot room
- Separate WC
- Garden Room
- 4 double bedrooms (1 en suite)
- Family bathroom
- Landscaped gardens with greenhouse
- Extensive paddock land
- In all about 4 acres
- Further land may be available by separate negotiation

ANNEXE 1

- Kitchen
- Shower room
- Double bedroom
- Garden view

ANNEXE 2

- Kitchen/breakfast/living room
- 2 double bedrooms, 2 shower rooms (one ensuite)
- Private garden/patio area

EQUESTRIAN FACILITIES/OUTBUILDINGS

- 3 stables/ tack room/dog kennel/log store
- 3 bay tractor/hay barn, chicken run, bike shed & various garden stores
- Double car port with an internal staircase to an extensive storage room above (potential office space)

Description

Highbrooke House, is real gem, benefiting from an elevated, idyllic rural location with views of the pretty hamlet of Higher Wych. This handsome period family home, formally part of the Iscoyd Estate, is exceptionally well presented and has a real feeling of space and light, combining modern fittings with the charm of a period property.

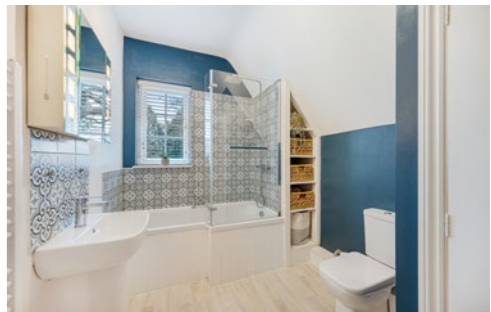
The oak-framed hall creates a light and welcoming entrance to the property, with oak flooring throughout and a central staircase providing a natural flow to all ground floor rooms and enhancing the sense of spacious family living.

The triple-aspect drawing room is bathed in natural light and features a clear-view log-burning stove set within a stone surround, with sliding patio doors opening onto the garden. The cosy sitting room showcases exposed beams and double doors leading through to the delightful garden room. This space is a particular highlight, with predominantly glazed elevations that frame beautiful views of the gardens, along with a built-in shelving unit—ideal for home working.

Completing the ground floor is the expansive and well-appointed kitchen/breakfast room, featuring a beamed ceiling, wooden flooring, and cream units complemented by wooden work surfaces. Additional features include a ceramic sink, dishwasher, electric cooker and hob, and a traditional Rayburn. This space flows seamlessly into the triple-aspect dining room, which continues the theme with wooden oak flooring and underfloor heating, and benefits from French doors opening onto an al fresco dining terrace.

The kitchen also provides access to a practical utility/boot room with an external door to the patio area.

The first floor is equally impressive, featuring a superb principal suite comprising a generous bedroom with fitted wardrobes and an impressive en-suite shower room with underfloor heating. There are three further well-proportioned bedrooms, all benefiting from fitted wardrobes, served by a modern family bathroom with a shower and bath.



The property benefits from two annexes, positioned to the rear of the house. Offering a wealth of versatility, they are ideal for dependent relatives, home working, or, as currently arranged, income-generating Airbnb accommodation. Both are beautifully presented.

The smaller annexe comprises a kitchen area, double bedroom, and a shower room. The larger annex offers a spacious open-plan kitchen, living, and dining area, along with two double bedrooms and two shower rooms (one en-suite). It is currently listed on Airbnb under the name "The Old Tack Rooms" for viewing.

Gardens and Grounds

The house is approached via an impressive set of timber electric gates, which open onto a large, gravelled parking area. This area sits to the front of the double garage and house. A stone path leads to a solid oak front door passing the side lawn, with pretty flower borders. There is a wide stoned terrace that surrounds the garden room and provides a tranquil al fresco dining area.

The professionally designed gardens wrap around the entire house, tracking the sun as it moves throughout the day. The larger expanses of lawns lie to the side, with sliding patio doors from the drawing room leading out onto a stone terrace/al fresco dining area which fully capitalises on the views of the manicured level lawns with shrub, flower borders and specimen trees interspersed. There is also a vegetable garden with raised beds and greenhouse.

On the other side of the house lies further level lawns with a larger stone terrace accessed off French doors from the dining room with dwarf red brick wall and steps leading down to a circular seating area, flanked by an extensive rose bed and manicured lawn. This area lies to the rear of the annexes.

At the gable end of the two attached annexes lies a further large stone patio, with wonderful views of the paddock land and the Higher Wych valley. This area is ideal for annexe residents to use.

The house and gardens overlook and give access to the equestrian area with timber stable block housing three stables, tack room, dog kennelling and log store. There is a gated entrance to the paddock land which comprises of two large paddocks and a smaller paddock, all stock proof and with water. Close to the stable block is the large tractor/hay store, a chicken run and various timber stores.



Annexe One



Annexe One



Annexe Two



Annexe Two



Annexe Two



Annexe Two



Location

Highbrooke House enjoys the most breathtaking of locations, sitting in an elevated position overlooking the pretty rural hamlet of Higher Wych. Higher Wych is surrounded by stunning rural countryside, with plentiful footpaths and quiet lane hacking to be enjoyed.

Yet despite this rural idyll, the house is only a 5-minute drive to the increasingly popular village of Malpas and local town of Whitchurch.

Malpas has a fine selection of restaurants, pubs, a doctors' surgery, dry cleaners, bakers, 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 large historic church situated in the heart of the village and many wonderful, listed buildings.

The village is also well known for its popular and well thought of Malpas Alport Endowed Primary School and the Bishop Heber High School (Outstanding OFSTED). There are numerous popular independent schools in the area, including Kings, Queens, Abbey Gate, The Firs schools in Chester, as well as Packwood Haugh, Shrewsbury, Ellesmere College and Moreton Hall in Shropshire. There is also the excellent Bradley Barns Nursery just a five minute drive away.

The town of Whitchurch is a short drive away and has four supermarkets, different local shops, churches, leisure centres and many other shopping opportunities. The rail network is excellent with railway stations in Whitchurch, Chester and Crewe, with Crewe providing a particularly convenient base from which to travel to London in approximately 1hr 45 minutes.

The road network is also equally as convenient with the house being close to the A41 enabling ease of access to Chester, Wrexham, Shrewsbury, Liverpool, Manchester and the motorway networks both going north and south.

For the equestrian there is the nearby Tushingam arena, and Hadley cross country course as well as Kelsall Equestrian centre.

The nearby golf courses include Carden Park and Hill Valley. Horse racing can be enjoyed in Bangor on Dee, Chester and Aintree.

Distances in approx. miles

Malpas 2.3 m | Whitchurch 2.5 m | Chester 18.4 m
Crewe 22 m | Shrewsbury 23.5 m

Directions

Postcode: SY14 7JT

What3words: contemplate.kingdom.distracts

Proceed from Chester onto to the A41 towards Whitchurch. Upon reaching Grindley Brook, turn right by the Horse & Jockey public house, onto Old Malpas Road, which is opposite the petrol station. Continue along Old Malpas Road and take the first left hand turn which is onto Sandholes Lane. Proceed along the lane for just over a mile, turning left into Higher Wych Road at the T-junction. Drive over the bridge and the house will be seen after a short distance on the left hand side, clearly marked by electric wooden gates.

Property Information

TENURE: Freehold

EPC: House D band, The Old Tack Room annexe E band.

SERVICES:

House: mains water, electricity, oil fired central heating, electric under floor to the dining room and the ensuite of the principal bedroom, septic tank drainage, super-fast broadband, burglar alarm, video cameras overlooking the main gates and driveway with electrically gated entrance. Stabling has water and electricity. Carport & storeroom above have electricity.

Annexes: mains water, electricity, electric storage heating, separate septic tank – tbc to serve the annexes, super-fast broadband.

LOCAL AUTHORITY: Wrexham County Borough Council. Tel: 01978 292000

COUNCIL TAX BAND: G, amount payable for 2026 £3,655.

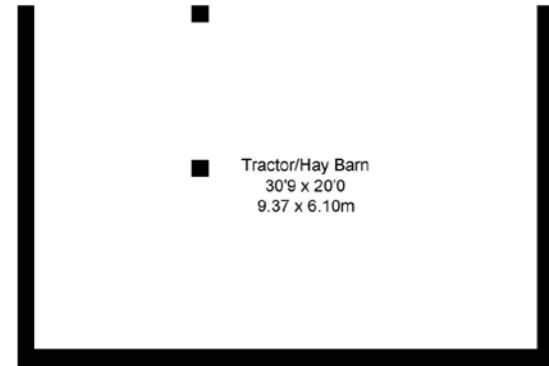
AGENTS NOTES:

- The ariel photos and plan are for identification purposes only and not to be relied upon.
- There may be further paddock land available, please ask the agent for further details.

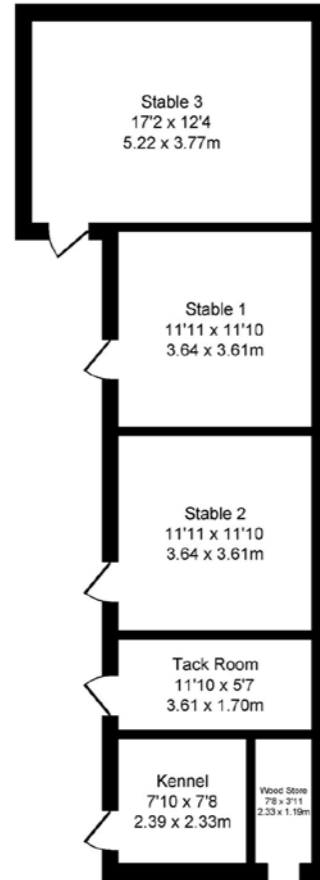


Floorplan

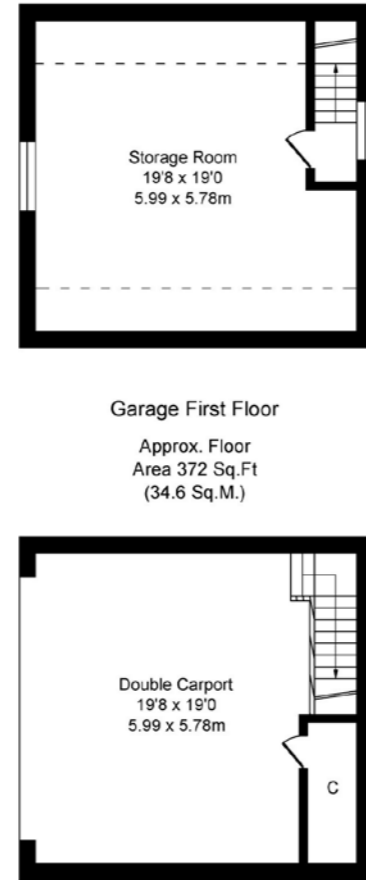
Total Approx: Floor Area 2396 Sq ft (222.6 Sq.M)
 Garage Buildings 744 Sq ft (69.2 Sq.M)
 Annexes 902 Sq ft (83.8 Sq.M)
 Outbuilding 674 Sq ft (62.6 Sq.M)
 Tractor/Hay Barn 615 Sq ft (57.1 Sq.M)
 Total 5331 Sq ft (495.3 Sq.M)



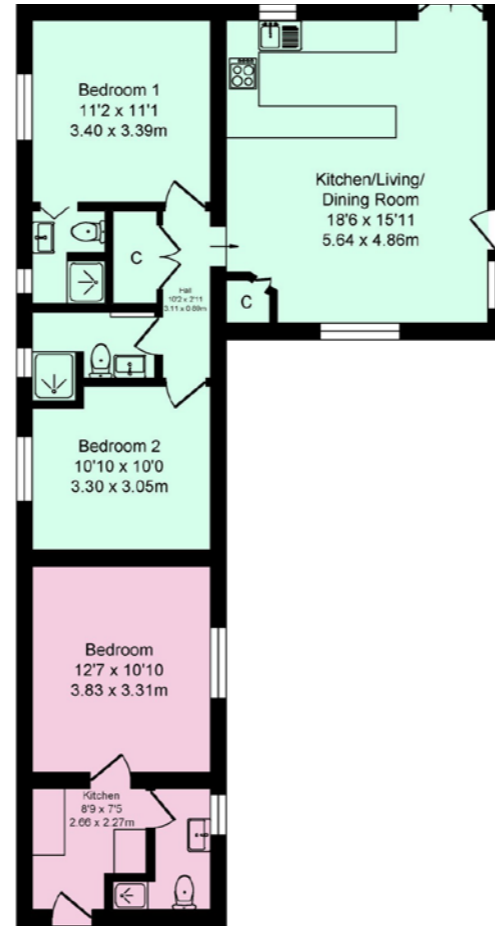
Tractor/Hay Barn
 Approx. Floor Area 615 Sq.Ft (57.1 Sq.M.)



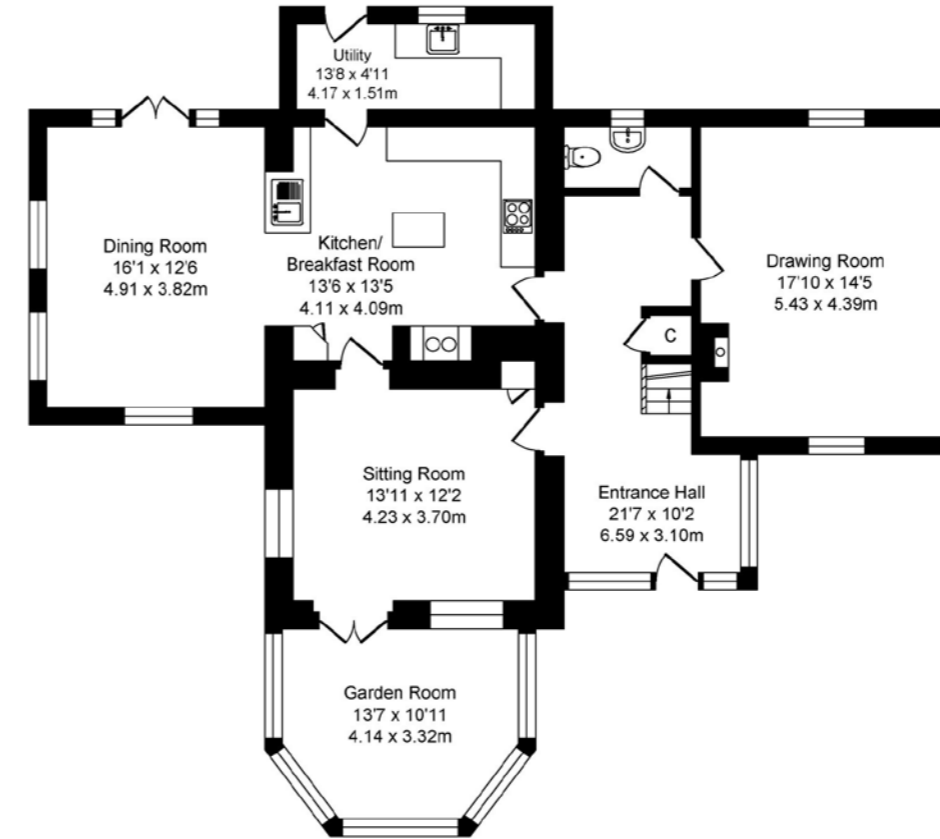
Outbuilding
 Approx. Floor Area 674 Sq.Ft (62.6 Sq.M.)



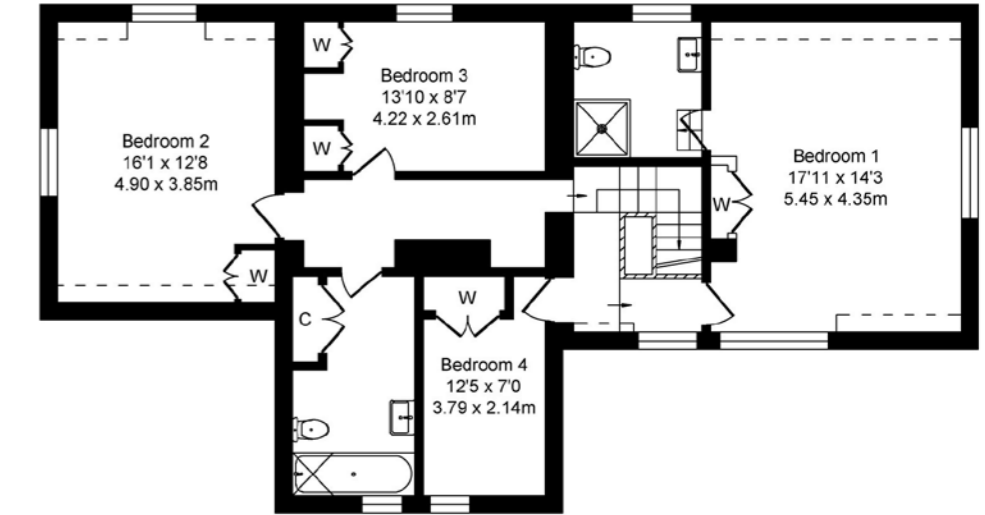
Carport Ground Floor
 Approx. Floor Area 372 Sq.Ft (34.6 Sq.M.)



The Old Tack Rooms/Annexe
 Approx. Floor Area 902 Sq.Ft (83.8 Sq.M.)



Ground Floor
 Approx. Floor Area 1358 Sq.Ft (126.2 Sq.M.)



First Floor
 Approx. Floor Area 1038 Sq.Ft (96.4 Sq.M.)





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