



The Mount, Old Coach Road, Nomans Heath, SY14 8EA

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Offers In Region £625,000



A superb four bedroom detached dormer bungalow set on a generous plot in a fabulous rural location, yet is within a short drive of the charming South Cheshire village of Malpas.

- **Superb Detached Dormer Bungalow**
- **Four Bedrooms**
- **Immaculately Presented Throughout**
- **Two Reception Rooms, Study**

- **Master En Suite and Family Bathroom**
- **Lovely Rural Location**
- **Driveway and Large Garage**
- **EPC D, Council Tax Band E**



Standing in a rural location, having views towards the South Cheshire countryside, this four-bedroom detached dormer property truly is a warm and inviting home that is meticulously cared for by the current owners. The attention to detail is second to none, and the quote "a place for everything, and everything in its place", really does spring to mind. From the welcoming Entrance Hall, there is a Lounge, Dining Room, Breakfast Kitchen, Two Bedrooms, and a luxurious Bathroom. Stairs lead to the first floor where you will find the fabulous Principle Bedroom having an ensuite Shower Room and walk-in wardrobe, with fine views from the dormer window. A further bedroom and useful Study complete the accommodation. The property is approached through electric gates onto a driveway which leads to good sized detached Garage, which has plenty of built in storage and a WC, and above the garage there is a great space which make an ideal hobby room or storage space. A well thought out Utility Room can be found at the rear of the garage. There are beautifully maintained gardens to both the front and rear comprising lawn and gravel areas and well stocked borders filled with an abundance of established shrubs, plants and trees. Viewing of this property is highly recommended to appreciate everything this wonderful home has to offer.



LOCATION

Located in a rural location close to the village of Nomans Heath which has a local shop and approximately 2.5 miles from the bustling village of Malpas in South West Cheshire. Malpas enjoys the benefits of several schools with excellent Ofsted reports, a number of restaurants and pubs, and a selection of shops. Whitchurch is around 6 miles away and is a busy historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, three large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.



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TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains electricity and water are available. Oil fired central heating. Private drainage. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

DIRECTIONS

Take the A41 out of Whitchurch towards Chester, continue on for approximately 5 miles past the turning for No-Mans Heath then take the next turn right into Old Coach Road, proceed on this road and the property can be found after a short distance on the right hand side.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

ENERGY PERFORMANCE

EPC D. The full energy performance certificate (EPC) is available for this property upon request.

LOCAL AUTHORITY

Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

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LOUNGE
14' 1" x 12' 9" (4.29m x 3.89m)
excluding bay

DINING ROOM
12' 4" x 12' 3" (3.76m x 3.73m)
excluding bay

KITCHEN/BREAKFAST ROOM
19' 8" x 9' 7" (5.99m x 2.92m)

BEDROOM THREE
14' 2" x 9' 8" (4.32m x 2.95m)

BEDROOM FOUR
11' 9" x 9' 6" (3.58m x 2.9m)

BATHROOM
8' 6" x 8' 6" (2.59m x 2.59m)

MASTER BEDROOM
19' 4" x 12' 2" (5.89m x 3.71m)

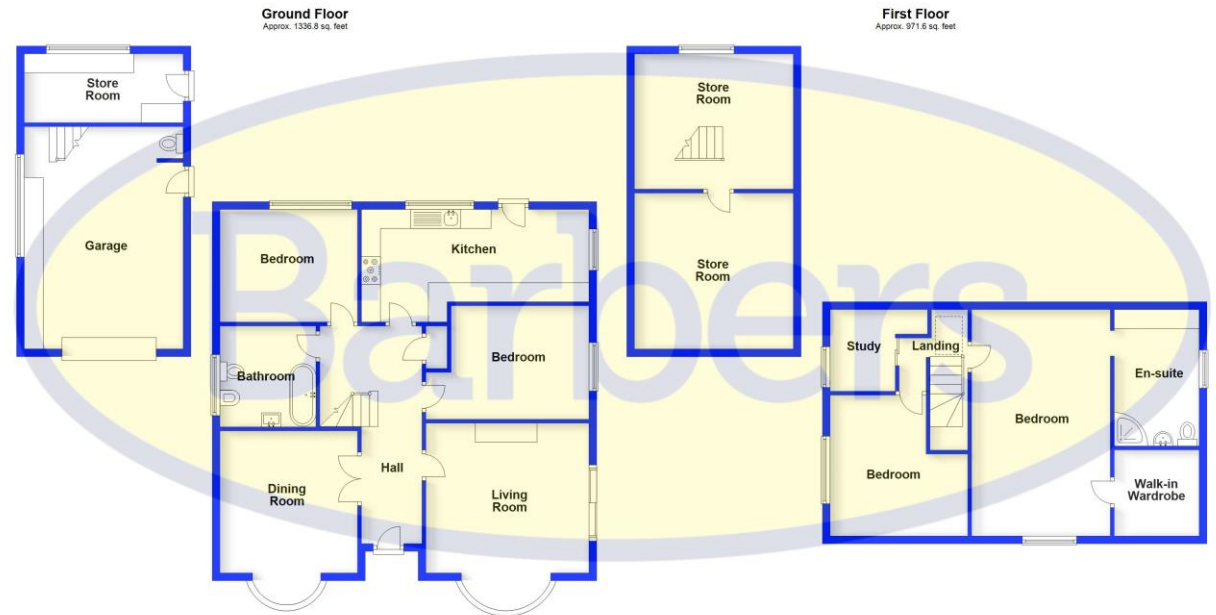
EN SUITE
11' 7" x 7' 3" (3.53m x 2.21m)

BEDROOM TWO
12' 4" x 11' 7" (3.76m x 3.53m)

STUDY
7' 0" x 5' 2" (2.13m x 1.57m)

GARAGE
19' 6" x 13' 0" (5.94m x 3.96m)

UTILITY ROOM
13' 8" x 6' 0" (4.17m x 1.83m)



Total area: approx. 2308.4 sq. feet

Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using Planipic.



WHITCHURCH
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