



Mill Cottage, Higher Wych, SY14 7JR

Helping *you* move



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Offers In Region Of £775,000



- Extended Four Bedroom Country Cottage
- Generous Plot Approx. 2.5 acres
- Sought After Rural Location
- Surrounded by Beautiful Countryside

- Large Gardens
- Ample Parking for Multiple Vehicles
- Double Garage with further accommodation above
- EPC E, Council Tax Band E



Nestled in the South Cheshire/Welsh Border countryside, near the sought after small hamlet of Higher Wych; Mill Cottage is a wonderful extended country Cottage standing in 2.5 acres, providing plenty of space for relaxing, growing, playing, working and enjoying nature. Approached from a country lane, through electric gates to an ample gravelled parking area, the Cottage immediately provides a sense of privacy and tranquillity as soon as you arrive.

On the ground floor of this attractive Cottage there is an Entrance Hall, a cosy Sitting Room with working fireplace, a useful Dining Room/Study/Playroom, a large sociable Conservatory, Kitchen/Breakfast Room with attractive fitted Kitchen, and finally the essential room for any country Cottage, a Utility/Boot Room with its own rear entrance. On the first floor there is a Master Bedroom with Ensuite Shower Room and fitted wardrobes and from this bedroom there are French Doors to a large timber Balcony overlooking the gardens. Three further Bedrooms and the Family Bathroom complete the Cottage's accommodation.



Above the Double Garage there is further accommodation comprising ground floor Entrance Hall with stairs to a Sitting Room, large Bedroom and Shower Room which is ideal for short term holiday lets, guest accommodation, multi-generational living or a dedicated space for those who work from home on a regular basis.

Outside, the Wych Brook runs through the verdant land and gardens, having two bridges to cross to the other side. There is a very useful large timber framed outbuilding (40' x 20'), having full height double doors and electricity.



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LOCATION

Higher Wych is a truly rural location standing approximately 3 miles from the popular Cheshire village of Malpas which also offers facilities for daily requirements together with renowned primary and secondary schools. The historic North Shropshire market town of Whitchurch is about 4 miles which offers similar facilities, whilst the larger centres of Wrexham, Chester, Nantwich and Crewe are between 14 and 25 miles approximately.

AGENTS NOTE

We are advised that the property is located in an area which is considered to be at high risk of surface water flooding and medium flood risk from fluvial sources and groundwater flooding. Our vendor has informed us that during their 19-year ownership Mill Cottage has never flooded and there have been no recorded reports of flooding in the area.

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 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

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

DIRECTIONS

From Whitchurch proceed on the A525 towards Wrexham and take the right hand turn towards Iscoyd, continue for approximately 1.5 miles into Higher Wych, carry on past the turning for Hanmer, take the next right hand turn and the property can be found after approximately 400m on the right hand side.

LOCAL AUTHORITY

Council Tax Band E. 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.

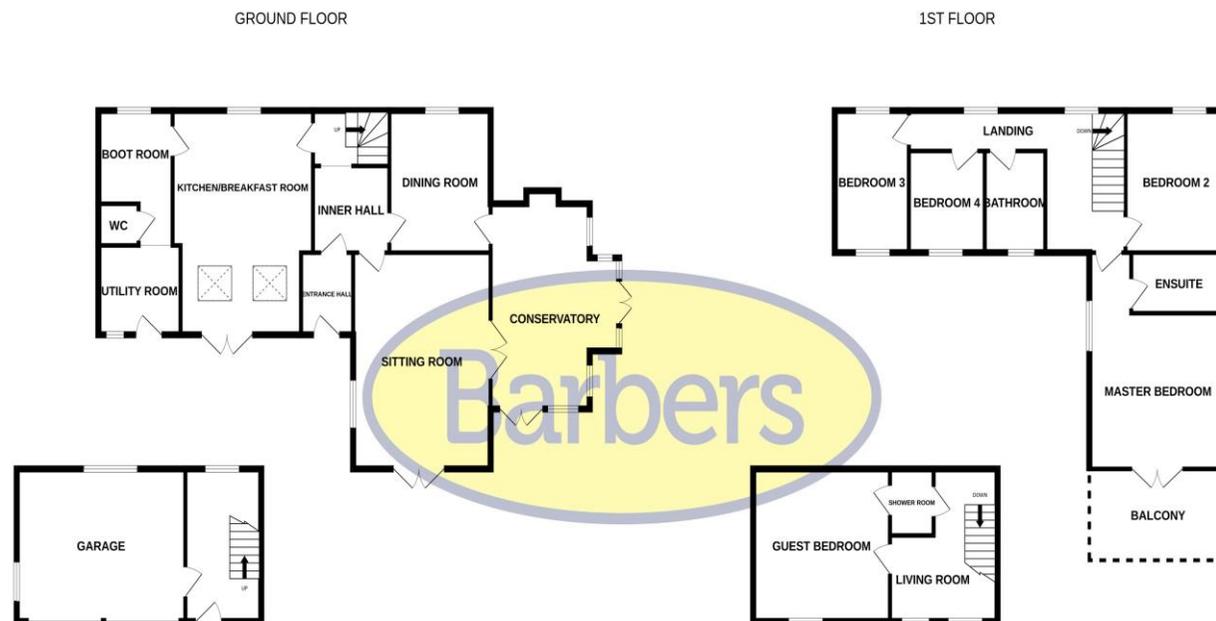
AML REGULATIONS

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
18' 3" x 13' 4" (5.56m x 4.06m) | BEDROOM FOUR
8' 2" x 7' 6" (2.49m x 2.29m) |
| STUDY/DINING ROOM/PLAYROOM
12' 0" x 9' 7" (3.66m x 2.92m) | FAMILY BATHROOM
8' 6" x 6' 0" (2.59m x 1.83m) |
| CONSERVATORY
20' 4" x 14' 3" (6.2m x 4.34m) | DOUBLE GARAGE
18' 9" x 18' 3" (5.72m x 5.56m) |
| BREAKFAST KITCHEN
19' 8" x 12' 8" (5.99m x 3.86m) | ANNEXE ACCOMMODATION: |
| UTILITY/BOOT ROOM/CLOAKROOM
20' 4" x 7' 2" (6.2m x 2.18m)
overall measurement | ENTRANCE HALL
18' 6" x 8' 7" (5.64m x 2.62m) |
| MASTER BEDROOM
16' 3" x 13' 4" (4.95m x 4.06m)
Measurements include the Ensuite Shower Room | SITTING ROOM
17' 8" x 16' 6" (5.41m into eaves x 5.03m max) |
| BEDROOM TWO
12' 2" x 9' 9" (3.71m x 2.97m) | BEDROOM
17' 9" x 10' 6" (5.41m x 3.2m) |
| BEDROOM THREE
12' 1" x 7' 3" (3.68m x 2.21m) | SHOWER ROOM
8' 0" x 4' 9" (2.44m x 1.45m) |



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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