

Barbers

Milestone Farm, Cuddington,
Wrexham Road, Malpas, SY14 7EL

Helping *you* move





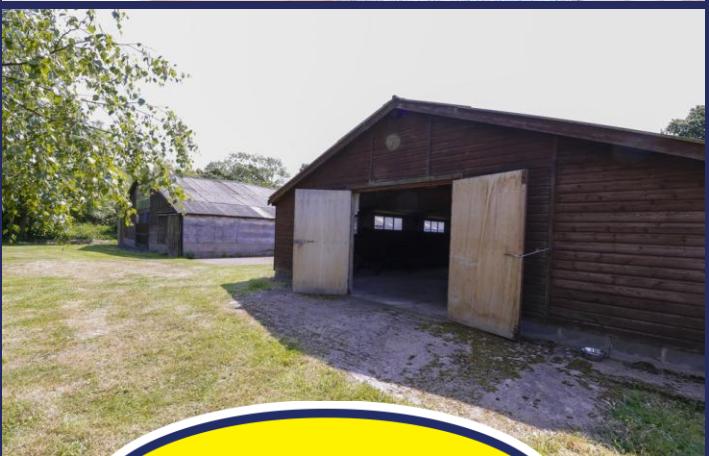
"This is a fantastic opportunity to purchase a beautiful four bedroom, three bathroom detached country house situated in a lovely rural location close to the picturesque and bustling village of Malpas. It occupies a large plot of approximately 2 acres with the benefit of mature gardens, versatile outbuildings, stables and paddocks. This exceptional home is ideal if you are looking for a property in a tranquil rural location yet want to be within easy access of local villages and towns. The current owners have worked hard to transform this house into a wonderful home that is immaculately presented throughout with the ground floor comprising Entrance Hall, generous Lounge with Clearview stove and French doors opening onto the patio area, Sitting Room, Kitchen/Diner, Utility/Boot Room and Shower Room. The first floor boasts Four Double Bedrooms including the spacious Master Bedroom with En Suite and a Family Bathroom completes the accommodation. Externally, the property is approached through double gates onto a sweeping driveway with ample parking and turning space for several vehicles and there is also a double garage with workshop space. The impressive gardens are a particular feature with well maintained lawned areas, established flower beds and borders, decorative pond, mature fruit trees and a delightful paved seating areas ideal for relaxing and enjoying the magnificent surroundings. There are also two large timber outbuildings each measuring approximately 120 feet in length, which could be utilised in a variety of ways and could easily be converted into stables if required or possibly used as classic car storage. There is a paddock extending to just over 1 acre and there is also a smaller paddock as well as a stable block comprising two 12'x12' stables with a storage unit/tack room. This superb property really is something special and viewings are highly recommended to truly appreciate the quality and scope of this beautiful home."



LOCATION

The property is located in Cuddington Heath which is a peaceful rural hamlet close to the popular and bustling village of Malpas in South West Cheshire. Malpas enjoys the benefits of several schools with excellent Ofsted reports, restaurants and pubs, and a selection of shops. Whitchurch is approximately 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, four 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.





LOUNGE
21' 6" x 17' 0" (6.55m x 5.18m)

SITTING ROOM
12' 9" x 12' 9" (3.89m x 3.89m)

SHOWER ROOM
6' 4" x 6' 2" (1.93m x 1.88m)

KITCHEN/DINER
22' 3" x 11' 9" (6.78m x 3.58m)

UTILITY ROOM
13' 3" x 5' 9" (4.04m x 1.75m)

BEDROOM ONE
21' 8" x 13' 9" (6.6m x 4.19m)

EN SUITE
6' 8" x 5' 9" (2.03m x 1.75m)

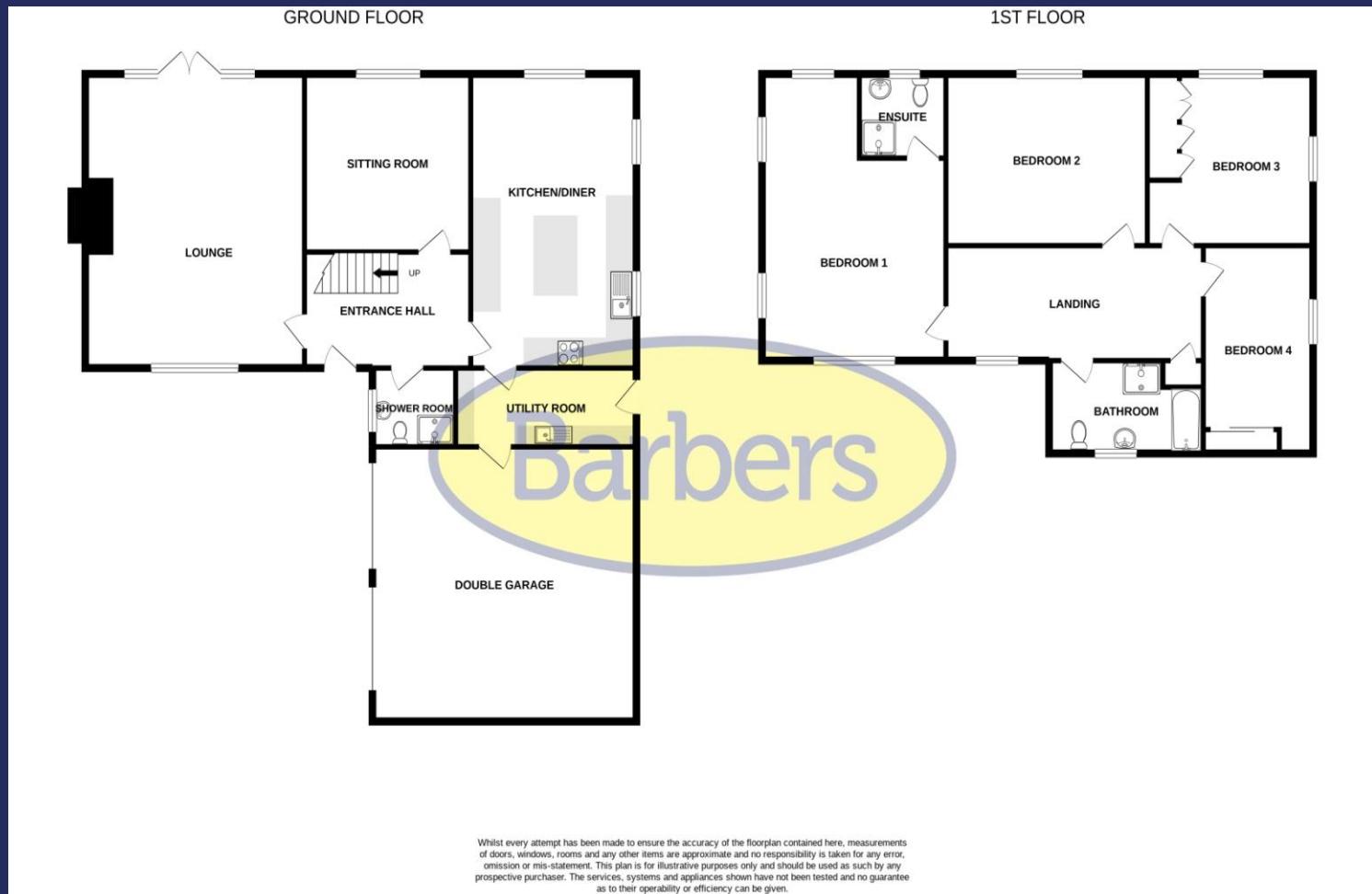
BEDROOM TWO
15' 9" x 12' 9" (4.8m x 3.89m)

BEDROOM THREE
12' 9" x 11' 8" (3.89m x 3.56m)

BEDROOM FOUR
15' 4" x 8' 6" (4.67m x 2.59m)

FAMILY BATHROOM
11' 1" x 8' 7" (3.38m x 2.62m)

DOUBLE GARAGE
20' 8" x 19' 9" (6.3m x 6.02m)



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TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre - Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains electricity and water are available. Oil fired central heating. Private drainage via septic tank. 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.

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.

VIEWING ARRANGEMENTS

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk

HOW TO FIND THIS PROPERTY

From Whitchurch take the A41 towards Chester. At Grindley Brook take the left turn towards Malpas. Upon reaching Malpas turn at The Cross which leads into Church Street. Continue on the B5069 Wrexham road, continue on for approximately 1 mile where the property can be found on the left hand side.

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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

METHOD OF SALE

For Sale by Private Treaty.

WH28566 06042021



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WHITCHURCH

34 High Street, Whitchurch SY13 1BB | Tel: 01948 667272
Email: whitchurch@barbers-online.co.uk
www.barbers-online.co.uk

MARKET DRAYTON

NEWPORT

SHREWSBURY

WELLINGTON/TELFORD

WHITCHURCH