



The Chapel House, Agden, SY13 4RG

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- Charming Three Bedroom Detached House
- Character Features
- Large Plot with Countryside Views
- Rural Location yet within a short drive of Whitchurch

- No Upward Chain
- Expansive Gardens
- Driveway and Single Garage
- EPC E, Council Tax Band E





Located in a lovely rural setting, this charming three bedroom detached house boasts a fascinating history, with part of the property once being a former chapel. Retaining many original features, including exposed beams and arched windows the home offers fantastic character and potential. Standing on a large plot extending to just under three quarters of an acre, the property enjoys fabulous countryside views, while still being within easy reach of the market town of Whitchurch and the vibrant South Cheshire village of Malpas, both offering excellent amenities. With no upward chain, this property offers a fantastic opportunity to create a wonderful family home with plenty of scope for improvement.

Inside, the Entrance Hall leads to a generously sized kitchen featuring beautiful exposed beams, a quarry-tiled floor, and doors opening onto the rear garden. A walk-in Pantry/Larder and a separate Utility Room provide excellent storage space and there is also a convenient shower room. The spacious Sitting Room boasts parquet flooring, a feature cast iron fireplace, and ample space for comfortable living. The Dining Room also has parquet flooring, offering an ideal space for family meals, while a useful Study/Entrance Vestibule with an original arched window provides a perfect area for work.





Upstairs, the landing with its arched window and exposed beams leads to the Master Bedroom, which features a vaulted ceiling and dual aspect windows that offer wonderful views over the surrounding fields. Two further double bedrooms are also located on this floor, one of which benefits from a separate dressing room.

Externally, the property is approached through timber gates onto a driveway, which leads to a single detached garage and a lawned garden to the front. The expansive rear garden is a standout feature, offering a large paved patio area perfect for outdoor dining, as well as a generous lawned space. Additional outbuildings include a timber shed and greenhouse, ideal for gardening enthusiasts.

With its rich history, charming character features, and vast potential, this property presents a rare opportunity to create a beautiful family home in a lovely rural setting.



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## LOCATION

The property stands in a rural location on the Shropshire/Cheshire border about 2 miles from the North Shropshire market town of Whitchurch which 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. The vibrant village of Malpas is approximately 3 miles away and enjoys the benefits of primary and secondary schools, restaurants and pubs, and a selection of shops. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.

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

## SERVICES

We are advised that mains electricity, gas and water are available. 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. 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.

## HOW TO FIND THIS PROPERTY

From Whitchurch town centre proceed on the A41 towards Chester. Upon reaching Grindley Brook turn left for Malpas by The Horse and Jockey Pub, continue on and the property can be found after a short distance on the right hand side.

## 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](mailto:whitchurch@barbers-online.co.uk)

## 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.  
WH36253 2611241714410425



## KITCHEN

15' 2" x 12' 3" (4.62m x 3.73m)

## UTILITY ROOM

7' 8" x 5' 6" (2.34m x 1.68m)

## SITTING ROOM

20' 1" x 11' 6" (6.12m x 3.51m) max

## DINING ROOM

15' 2" x 12' 0" (4.62m x 3.66m)

## BEDROOM ONE

15' 1" x 12' 0" (4.6m x 3.66m)

## BEDROOM TWO

13' 5" x 11' 5" (4.09m x 3.48m)

## BEDROOM THREE

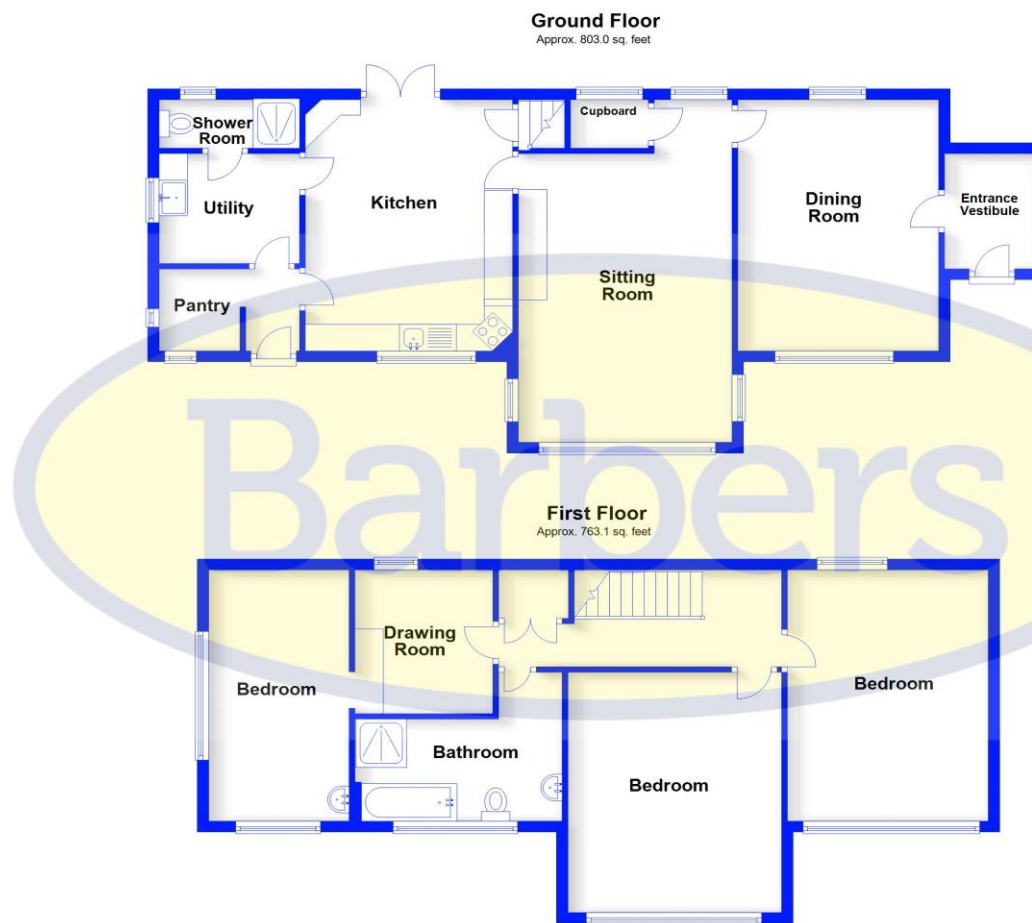
14' 9" x 7' 9" (4.5m x 2.36m)

## DRESSING ROOM

9' 1" x 8' 0" (2.77m x 2.44m)

## BATHROOM

11' 9" x 5' 6" (3.58m x 1.68m)



Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.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 PlanUp.



**WHITCHURCH**  
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