



Helping *you* move



8 Barn Croft, Malpas, SY14 8FD

A modern three bedroom semi-detached house in the heart of Malpas, close to amenities and local schools. Features include a spacious lounge/diner, modern kitchen, master en suite, family bathroom, enclosed rear garden, driveway with space for 2 cars, and single garage.

Offers in the Region of
£265,000

8 Barn Croft, Malpas, SY14 8FD

Overview

- Modern Three Bedroom Semi-Detached House
- Popular Village Location
- Close to Local Amenities
- Driveway for Two Vehicles
- Single Garage
- Enclosed Rear Garden
- Master En Suite and Family Bathroom
- Lounge/Diner, Modern Kitchen
- EPC B
- Council Tax Band C



This modern three bedroom, two bathroom semi-detached house is situated on a popular development in the bustling south Cheshire village of Malpas. With its excellent range of daily amenities, including local shops, cafes, and restaurants, as well as both primary and secondary schools, this property offers the perfect combination of modern living and a vibrant village atmosphere. Upon entering, you are greeted by a welcoming Entrance Hall that leads to a convenient Cloakroom. The light-filled Lounge/Diner provides an ideal space for relaxing or family gatherings, with French doors opening onto the enclosed rear garden. The modern Kitchen is fully equipped with integrated appliances, offering both style and practicality for day-to-day living. The first floor features Three Bedrooms, with the Master Bedroom benefitting from its own En Suite Shower Room. The remaining two bedrooms are perfect for family, guests, or home office space, and are served by a stylish Family Bathroom.

Outside, the property has a driveway that provides space for two vehicles, leading to a single garage offering additional storage or parking space. The rear garden is fully enclosed and features a lawn with a paved patio area.

LOCATION

Malpas is a busy village in South West Cheshire, it enjoys the benefits of two schools with excellent Ofsted reports, restaurants and pubs, and a selection of shops. Whitchurch is around 5 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.



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

SERVICES

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

VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk



MANAGEMENT COMPANY

We are advised that there will be a management company set up for the maintenance of the communal areas and the cost for this will be approximately £280 per annum once the works on the roads at the development are complete. This will be confirmed by the vendor's solicitor during the pre-contract enquiries.

DIRECTIONS

From Whitchurch proceed on the A41 towards Chester, at the Horse & Jockey at Grindley Brook turn left and travel into Malpas. Travel through Malpas village until you reach the right hand turn to Chester Road, follow this road for approximately 400m before turning right into Lynchet Road, continue on before turning left into Barncroft where 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 B. The full energy performance certificate (EPC) is available for this property upon request.

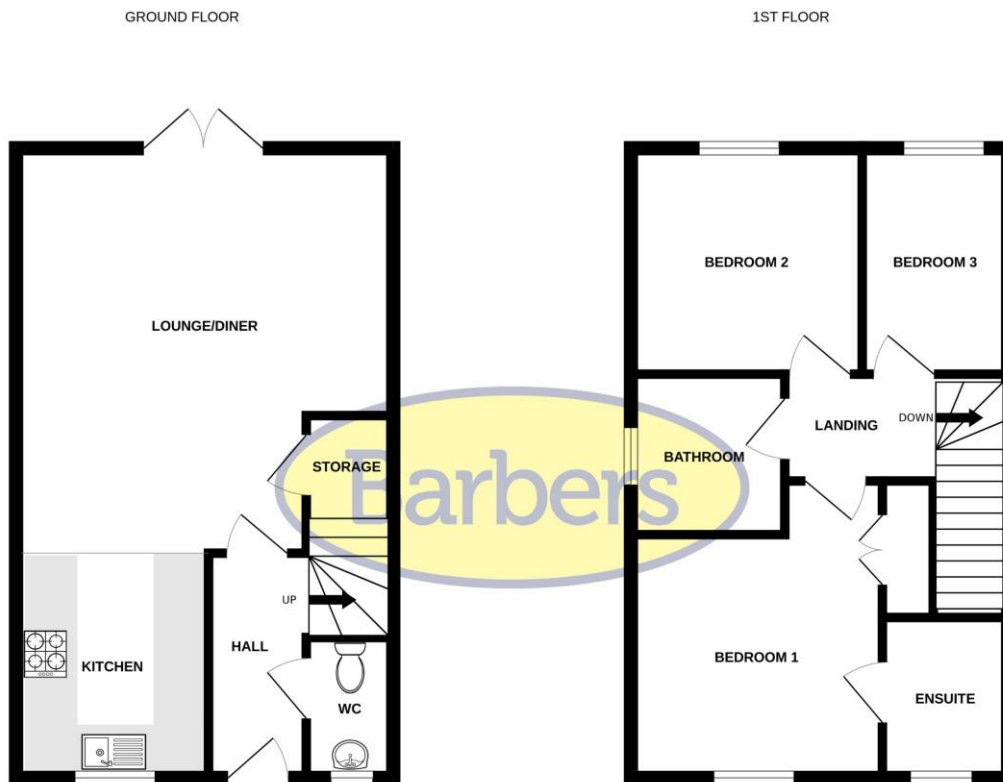
METHOD OF SALE

For Sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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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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LOUNGE
16' 8" x 15' 5" (5.08m x 4.7m)

KITCHEN
9' 1" x 7' 9" (2.77m x 2.36m)

BEDROOM ONE
12' 7" x 10' 2" (3.84m x 3.1m)

BEDROOM TWO
10' 5" x 9' 0" (3.18m x 2.74m)

BEDROOM THREE
10' 3" x 6' 3" (3.12m x 1.91m)

BATHROOM
6' 7" x 6' 1" (2.01m x 1.85m)

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667272

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.