



Helping *you* move



## Pump House Cottage, 4 Cross O'th Hill, Malpas, SY14 8DQ

Offers in the Region of

**£255,000**

A charming and unique two bedroom semi-detached home with off road parking for two cars and wonderful countryside views to both the front and rear, situated on the edge of the popular village of Malpas which has an excellent range of amenities.

# Pump House Cottage, 4 Cross O'th Hill, Malpas, SY14 8DQ

## Overview

- Charming Semi-Detached Home
- Two Double Bedrooms
- Fantastic Countryside Views
- Edge of Village Location
- Off Road Parking for Two Cars
- Attractive Garden
- Well Presented Throughout
- Lounge with log burner
- Conservatory
- EPC E
- Council Tax Band C



Set on the edge of the bustling village of Malpas, this unique two bedroom semi-detached house offers a perfect combination of rural tranquility and easy access to local amenities, including both primary and secondary schools. Additionally, the property boasts far-reaching views to both the front and rear, providing a peaceful escape from the hustle and bustle of everyday life. The house has a distinctive and quirky layout, offering something a little different from the ordinary. The main living accommodation is located on the first floor, thoughtfully designed to make the most of the fabulous countryside views and the owners have thoughtfully transformed the property into a cosy and welcoming home. Upon entering the house, you are greeted by a welcoming Hallway that leads to two generous double bedrooms that are filled with natural light, with one of the rooms offering French doors that open directly into the garden. Additionally, there is a versatile family room which offers a flexible space that can be adapted to suit various needs, such as a home office, play area for children, or simply a place to relax. The modern family shower room on the ground floor features contemporary fixtures and fittings, providing both style and practicality. The first floor is where the main living accommodation is located, taking full advantage of the views.

The Lounge is a bright and inviting space, complete with a log burner that adds warmth and character to the room, making it ideal for cosy evenings. Sliding doors lead out to a balcony, offering a peaceful spot to enjoy the wonderful outlook. The kitchen flows seamlessly into the conservatory, a space that is perfect for casual dining or simply unwinding while taking in the surrounding scenery. Externally, the property features a driveway with parking space for two cars, conveniently located to the front of the house. To the side, the well-maintained garden offers a lovely outdoor space, perfect for spending time with family and friends. The garden includes a lawn, paved seating areas and raised borders filled with a variety of established shrubs and plants that add colour and interest throughout the year.



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#### LOCATION

Situated on the fringe of Malpas which is a large, busy village in South West Cheshire, it enjoys the benefits of both primary and secondary schools, restaurants and pubs, and a selection of shops. Whitchurch is 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 and water are available. Oil central heating. Private drainage via shared 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/>

#### VIEWING

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

#### DIRECTIONS

From Whitchurch proceed on the A41 towards Chester. Continue for approximately 3.5 miles then turn left into Bickley Lane signposted Nomansheath. Take 2nd exit at the first roundabout, then 1st exit at the next roundabout onto Cross O' Th' Hill Road. Continue along and the property will be found on the left 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 E. The full energy performance certificate (EPC) is available for this property upon request.

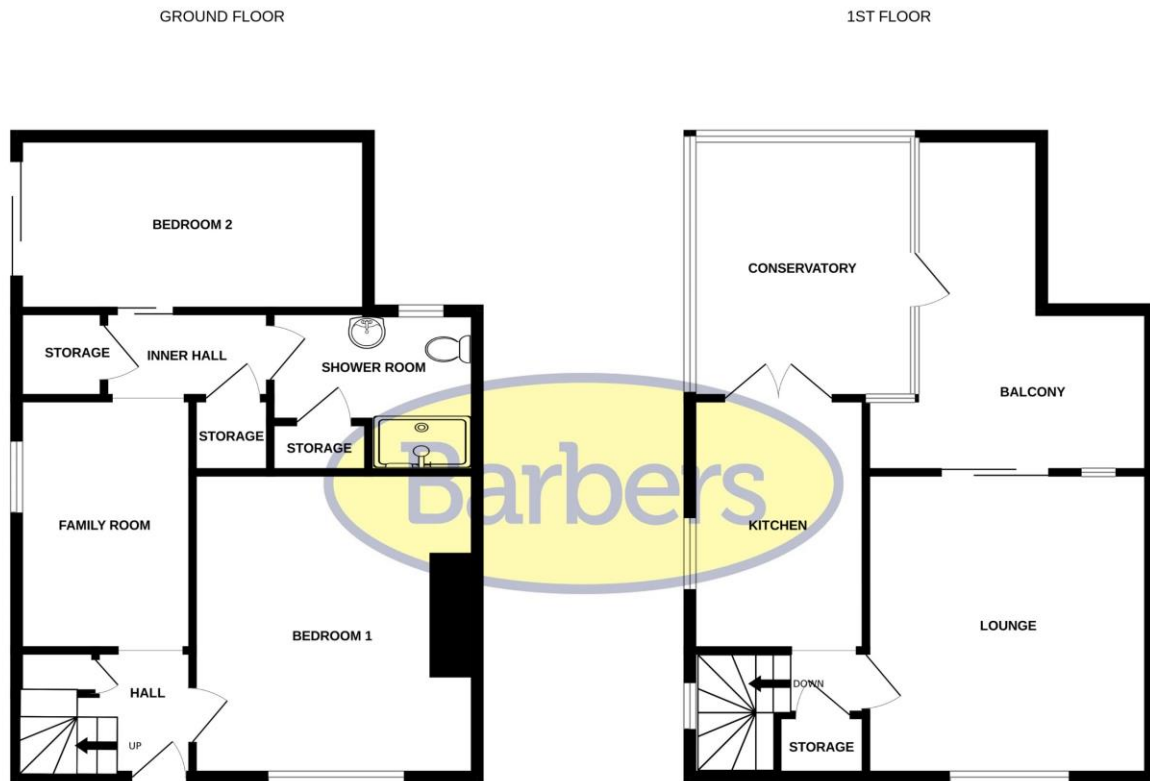
#### METHOD OF SALE

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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**BEDROOM ONE**  
14' 1" x 13' 2" (4.29m x 4.01m) max

**BEDROOM TWO**  
16' 2" x 8' 1" (4.93m x 2.46m)

**FAMILY ROOM**  
11' 7" x 8' 2" (3.53m x 2.49m)

**SHOWER ROOM**  
9' 7" x 7' 6" (2.92m x 2.29m)

**LOUNGE**  
14' 1" x 13' 0" (4.29m x 3.96m)

**KITCHEN**  
11' 6" x 8' 3" (3.51m x 2.51m)

**CONSERVATORY**  
13' 0" x 10' 5" (3.96m x 3.18m)

## 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

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

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



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.