



Heath Cottage, Oldcastle Road,  
Cuddington, SY14 7AH

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Offers In Region Of £599,950



Heath Cottage is a charming four bedroom detached home situated in an idyllic location in the heart of the South Cheshire countryside with ample parking space, attractive gardens and a detached annexe.

- Charming Detached Country Cottage
- Four Bedrooms
- Truly Rural Location with Fabulous Views
- Approximately 1 mile from the village of Malpas
- Well Maintained Gardens, Ample Parking Space
- No Upward Chain
- Detached Annexe
- EPC E, Council Tax Band E





Heath Cottage is a charming four bedroom detached home situated in an idyllic location in the heart of the South Cheshire countryside with fabulous views over the surrounding fields and towards the Welsh Hills. It is perfect if you are looking for a truly rural location, yet it is only a short distance from the bustling village of Malpas which has a great range of daily amenities and two highly regarded schools. It is full of character features including exposed beams, latch doors and brick fireplaces and the ground floor comprises Reception Hall with log burner, Cloakroom, generous Lounge, Garden Room, Kitchen and Snug. To the first floor are Four Bedrooms and a Family Bathroom. Outside, the property is approached over a long driveway providing ample parking space for several vehicles and there are well maintained gardens ideal for enjoying the lovely countryside views. The property also benefits from a detached annexe which could be used a further living accommodation or provide the option to become a holiday let, subject to the necessary consents.







## LOCATION

The property is approximately one mile from the village of Malpas, which enjoys the benefits of highly regarded primary and secondary schools, restaurants and pubs, and a selection of shops. Whitchurch is around 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, three 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 popular Carden Park Hotel is approximately 5 miles away by with golf course, hotel and spa. The city of Chester is approximately 16 miles with renowned schools such as The Kings School, The Queens School and Abbeigate College. Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.



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## 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. Private drainage. Oil fired central heating. 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.

## DIRECTIONS

From Whitchurch take the A41 towards Chester. At Grindley Brook take the left turn towards Malpas. Upon reaching Malpas turn left at the cross which leads into Church Street. Proceed on the B5069 Wrexham road, continue on past the turning for Cuddington then take the left hand turn toward Oldcastle where the property can be found after a short distance on the left hand side.

## LOCAL AUTHORITY

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

## 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.

## VIEWING

Please ring us on 01948 667272 or Email: [whitchurch@barbers-online.co.uk](mailto: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.

WH33243 300623



**RECEPTION HALL**

13' 0" x 11' 4" (3.96m x 3.45m)

**LOUNGE**

16' 4" x 15' 6" (4.98m x 4.72m)

**GARDEN ROOM**

19' 7" x 12' 3" (5.97m x 3.73m)

**SNUG**

13' 0" x 11' 3" (3.96m x 3.43m)

**KITCHEN**

15' 9" x 13' 3" (4.8m x 4.04m)

**BEDROOM ONE**

13' 0" x 11' 3" max (3.96m x 3.43m)

**BEDROOM TWO**

12' 0" x 9' 6" (3.66m x 2.9m)

**BEDROOM THREE**

9' 5" x 8' 6" (2.87m x 2.59m)

**BEDROOM FOUR**

11' 2" x 6' 4" excl w/robes (3.4m x 1.93m)

**BATHROOM**

9' 5" x 7' 6" (2.87m x 2.29m)

**ANNEXE:****LOUNGE**

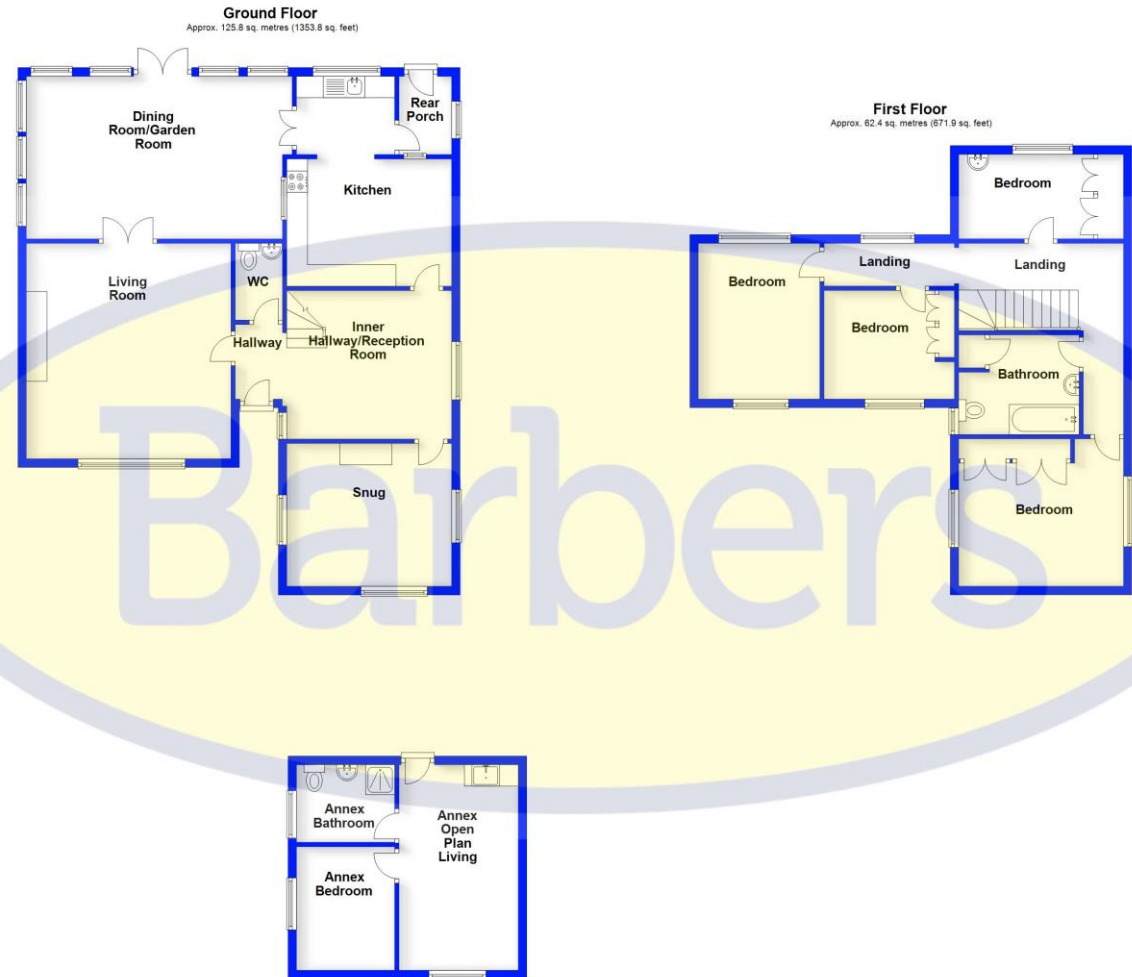
16' 0" x 8' 9" (4.88m x 2.67m)

**BEDROOM**

9' 7" x 7' 6" (2.92m x 2.29m)

**SHOWER ROOM**

7' 2" x 5' 9" (2.18m x 1.75m)



Plan produced by www.firstpropertieservices.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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