



MALPAS

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LOWER MARKET
HOUSE



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Utterly unique in its design, Lower Market House is as enchanting inside as it is on the surface. Discover the comfort, character and charm that emanates from Lower Market House, a true heritage home, in the idyllic Cheshire village of Malpas.

At the top of the hill leading to the church, Grade-II listed Lower Market House enjoys a peaceful and prime position in the rural village of Malpas. Dating back to the mid-1700s, Lower Market House, built by the Drake family, stands at the edge of the old market square and is unequivocally breathtaking to view.

With its colonnade of Tuscan sandstone pillars, glimpse an echo of the home's former incarnation as two shops, with accommodation above. The verandah providing shelter for the weekly butter markets that were held for over a century, according to Malpas' historical archives.

RENOVATED AND RELOVED

Within, Lower Market House is a home that has been renovated from top to toe, to offer comfortable contemporary living with plenty of period character retained. Ample on street parking is readily available.

Step up to the front door and indoors to the lobby, where the handsome oak flooring, imported from a French chateau, extends and continues throughout the ground floor.

Understated grandeur emanates throughout this home, documented in the rustic yet ornate period doors, perfectly befitting of this home's heritage, continuing through to the entrance hall, with its tactile, exposed brick wall.





WINE AND DINE

Formality and flair can be found in the dining room through the door on the right, where light floods in through the bay window overlooking the quiet street to the front. Original beams above lend a prestige to the room, ideal for candlelit suppers and evenings entertaining friends. The feature fireplace, with cast iron, open fire adds to the ambience of warmth and hospitality.

Double doors from the dining room open to the breathtaking living room. Original oak timbers dress this room, transporting you to a bygone era. Warmth emanates from the log-burning stove, nestled in its redbrick surround. An internal, crooked window offers a tantalising glimpse of the kitchen beyond, a more recent extension to this evocative mid-Georgian home.

Cosy and utterly unique, a glass shelf extends over the staircase leading down to the cellar, just one of the delightful quirks and surprises Lower Market House has in store.

Off the living room, there is also a cloakroom with wash basin and WC, with pantry storage beneath the stairs.



FEAST YOUR EYES

From the living room, transition through to the kitchen, where classic meets contemporary as the antique oak floorboards are replaced by cream tiles and underfloor heating.

Contrasting with the cosy intimacy of the living room and dining room, the kitchen is a light, bright space, with high windows and an array of bespoke cabinets and drawers, with granite countertops gleaming beneath modern lighting. Mirroring the light, a range of integrated appliances includes a bank of ovens, microwave, warming drawer, gas hob with wok burner and space for a freestanding fridge-freezer. Ample storage is available in the cupboards, one of which houses the recently upgraded boiler.

Throughout the ground floor, the contrast of whitewashed walls and exposed brick combines traditionality with a flash of contemporary style.

"No expense has been spared during the renovation, right down to each radiator and the central heating system."



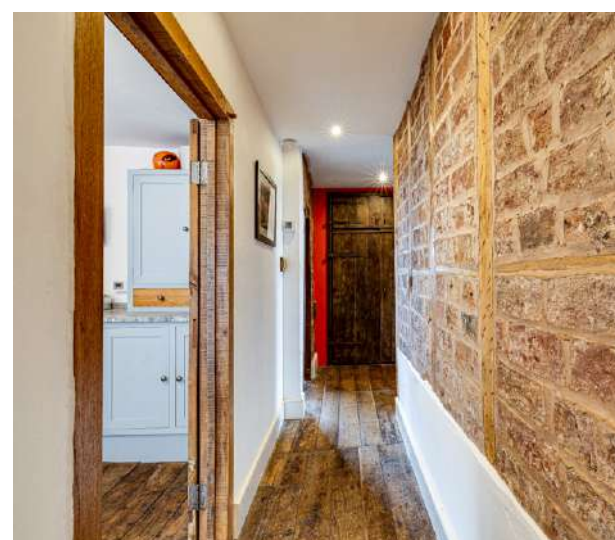
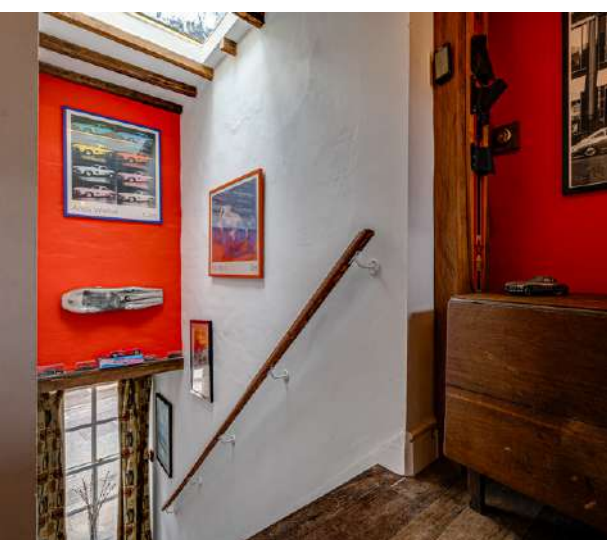


STORAGE HEAVEN

Returning to the entrance hall, Indian stone steps lead down past exposed brick to the cellar, a spacious lower ground floor where two large rooms are filled with potential, currently handy for storage and exuding gravitas and history in the exposed sandstone, and even the retained barrel hatch from its former incarnation as a pub and restaurant.

Ascend the stairs to the ground floor before continuing your journey up a second set of wooden stairs, washed with light from the skylight above, before reaching the first-floor landing.

Exposed beams in the walls and ceiling are constant companions at Lower Market House, etched within the very fabric of this home and transcending the centuries. Cupboards are hidden throughout the home, providing vast amounts of storage. A door ahead leads out to the garden, whilst the hallway continues along to connect you with the master bedroom.



SWEET DREAMS

Original oak flooring extends underfoot in the spacious master bedroom, with a cast iron fireplace, exposed ceiling beams and a large sash window to the front drawing in an abundance of light. Secondary glazing ensures peace and privacy from the flow of life below. There is also a walk-in wardrobe offering storage space for clothes.

A second bedroom on this level also offers views out over the front, with an attractive cast iron fireplace, and quaint cupboard, with its original oak door. Brand new carpet coats the original oak floorboards. The restored and retained features throughout this home bring Lower Market House to life, blending harmoniously with such newer elements as the cast-iron style radiators.

Across from the second bedroom discover a shower room, with rainfall shower and also furnished with WC and wash hand basin. Solid wood windows, carefully upgraded feature throughout the home.

Conveniently located on the first floor, close to the bedrooms, there is also a laundry room, with plumbing for washer and dryer, sleek granite worktops with a marbled grey sheen and solid oak cabinetry. A solid oak door offers easy access out to the garden.

Make your way up another flight of stairs to arrive at the second-floor landing, where two further bedrooms offer fantastic, elevated views over the local surrounds.





ELEVATED VIEWS

Light showers down through the skylight, with traditional-style beams embellishing the insulated, dry-lined roof. Warm, welcoming and totally secluded, this floor embodies comfort and refuge. A second-floor sanctuary where exposed stone and timbers combine with plush carpet and insulated windows providing garden views. Two bedrooms are available on this level; however it could make a fantastic master suite with dressing room and stylish ensuite.

Warmed by underfloor heating, step through to the ensuite bathroom, where exposed timbers dress the sloped ceiling, and exposed redbrick complements the smooth white plaster. Soak away the aches in the large, freestanding bath with waterfall tap and showerhead attachment. There is also a two-drawer vanity unit wash basin and WC.

An insulated loft with some storage space can be found overhead, whilst a storage room can be found above one of the upper bedrooms. Views extend over the peaceful Church Street below and out over the countryside surrounding Malpas.

"The top floor is my favourite in the house."



GARDEN OASIS

Step outside from the first floor, to explore the glorious garden at Lower Market House, which serves as an extension of the entertaining space within.

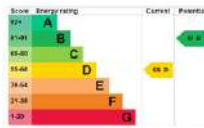
Indian stone paving extends, capturing the best of the sun's rays throughout the day. Cleverly sectioned into different tiers, the outdoors of Lower Market House reflects the quirkiness within.

Steps lead up to a large expanse of lawn, brimming with well-stocked borders, offering colour and interest throughout the seasons, with a monkey puzzle tree set in a central redbrick border.

With ample space for children to play and a handsome row of young rowan trees planted in a plum slate chipping border to one side, there are hidden rooms to explore and enjoy. To the rear, spy the mound of Malpas Castle Hill, an old motte and bailey castle that is now Grade I listed.

"It's beautiful in summer in the garden with amazing views. In winter the home is amazingly cosy with the fireplaces lit."



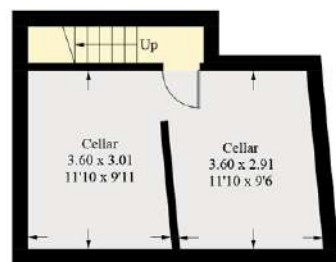


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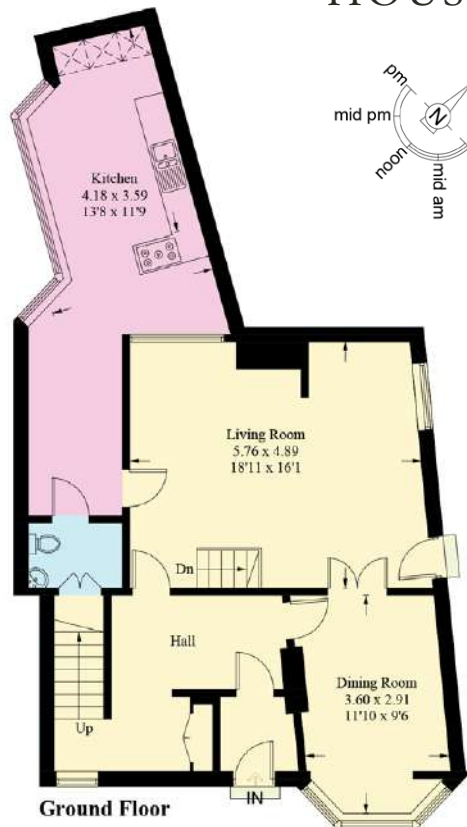
FINER DETAILS

- Dating back to the 1700s being built for the Francis Drake Family
- Central Malpas Village location
- Oak flooring imported from a French chateau
- Chester is 16 miles
- Whitchurch is 6 miles

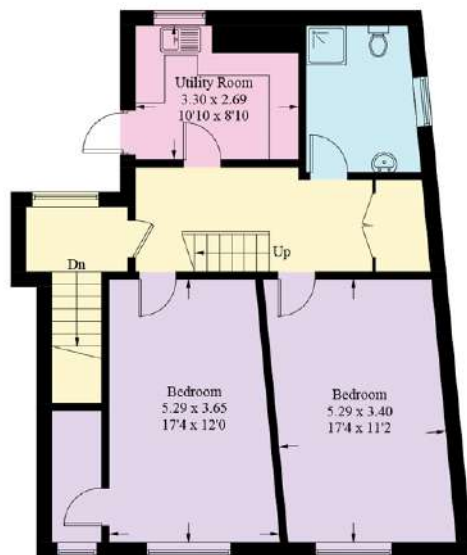
Approximate Gross Internal Area = 230 sq m / 2476.1 sq ft
 Basement = 24.6 sq m / 265.0 sq ft
 Total = 254.6 sq m / 2741.1 sq ft



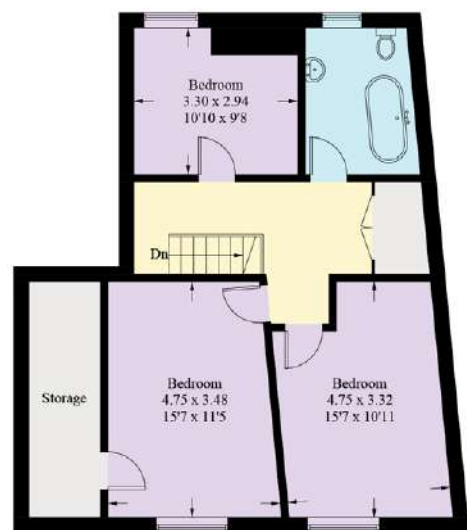
Basement



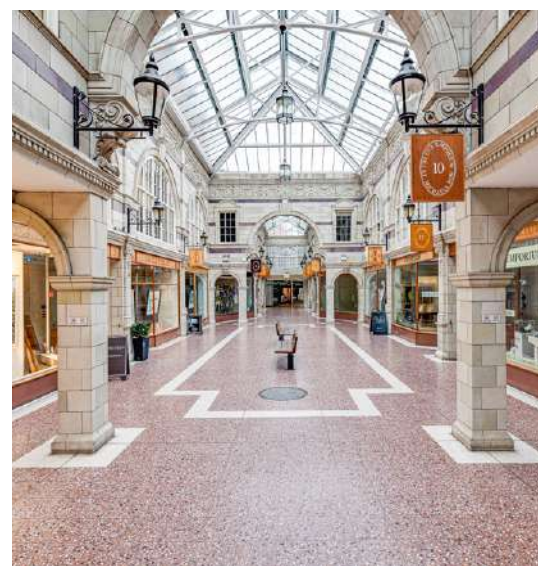
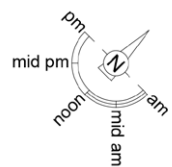
Ground Floor



First Floor



Second Floor



ON YOUR DOORSTEP

Exclusively positioned at the top of Church Street, Lower Market House is a home etched into the history of the market town.

Step out and explore the medieval cobbles of the crisscrossing streets, starting with the 14th century-built St Oswald's Church on your doorstep, with its Flemish window panels and bossed ceiling.

A picturesque village on the cusp of Chester, Malpas sits deep within the Cheshire countryside, enjoying a peaceful, community feel.

Recently renovated and highly rated, enjoy a meal at The Lion, one of two pubs in the village.

Walks extend in multiple directions, taking you out along the lanes and into the surrounding countryside.

Families are perfectly placed, just a stone's throw from Malpas Alport Primary School and Bishop Heber High School, both very highly rated and within walking distance of Lower Market House.

A home whose uniqueness and charm are beyond measure, Lower Market House is quite simply a piece of British heritage. Brimming with character, warmth and heart, yet fastidiously renovated and upgraded to offer the comforts of modern living, Lower Market House is now ready for its next custodians. Will you be the family to continue its story and usher in its next chapter?

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1003167)

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presented by

CURRANS

unique homes



WHAT3WORDS: collision.district.breezes

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