



Higher Wych Farm, Higher Wych, Malpas,
Cheshire, SY14 7JR

Helping *you* move



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Offers In Region Of £775,000



- Impressive Grade II Listed Detached House
- Full of Character and Charm
- Generous Plot just under half an acre
- Sought After Rural Location

- Ample Parking and Double Garage
- Large Gardens
- No Upward Chain
- Council Tax Band F



With the original parts of the building dating back to late 16th/early 17th century, Higher Wych Farm House stands in just under half an acre of gardens, on an elevated position in the rural hamlet of Higher Wych which straddles the English/Welsh border. This Grade II listed timber framed house has an abundance of character features including a plethora of exposed beams and has various nooks and crannies throughout and will make a fabulous home for somebody who enjoys being surrounded by history, uniqueness and individuality.

The ground floor accommodation comprises Entrance Hall with practical flagstone flooring which leads to a cosy Snug having a decorative fireplace, Sitting Room with Inglenook fireplace and wood burning stove, Kitchen/Diner with double doors to garden, Utility Room/Rear Entrance, Garden Room, which would also make a great Office or Playroom, Bathroom, Bathroom and Boiler Room. On the first floor, there are three Bedrooms, one of which is entered through a smaller room which would make an ideal Dressing Room, Bathroom and small separate Shower Room. From the first floor landing, stairs lead the second floor comprising of two attic rooms having exposed original trusses and purlins.

A driveway leads up through the generously sized plot to the rear parking area in front of the Double Garage. The gardens are mostly laid to lawn and designed with easy maintenance in mind but for the more enthusiastic gardeners among us, there is so much space to create the gardens of your dreams.



LOCATION

Higher Wych is a truly rural location standing approximately 3 miles from the popular Cheshire village of Malpas which also offers facilities for daily requirements together with renowned primary and secondary schools. The historic North Shropshire market town of Whitchurch is about 4 miles which offers similar facilities, whilst the larger centres of Wrexham, Chester, Nantwich and Crewe are between 14 and 25 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. 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/>

DIRECTIONS

From Whitchurch proceed on the A525 towards Wrexham and take the right hand turn towards Iscoyd continue into Higher Wych and turn left at the sign for Hanmer and Higher Wych Farm House stands immediately 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

This property is exempt from having an energy performance certificate as it is Grade II Listed.

LOCAL AUTHORITY

Council Tax Band F. Wrexham County Borough Council, Guildhall, Wrexham, LL11 1WF Tel: 01978 292000 Council Tax Enquiries 01978 292031

VIEWING

Please ring us on 01948 667272 or Email: 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.

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RECEPTION HALL
12' 4" x 11' 3" (3.76m x 3.43m)

SITTING ROOM
19' 1" x 16' 7" (5.82m x 5.05m)

SNUG
12' 6" x 10' 5" (3.81m x 3.18m)

KITCHEN/DINER
20' 4" x 15' 5" (6.2m x 4.7m)

UTILITY
10' 7" x 10' 6" (3.23m x 3.2m)

RECEPTION ROOM
14' 8" x 9' 6" (4.47m x 2.9m)

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

BEDROOM ONE
17' 4" x 14' 2" (5.28m x 4.32m)

BEDROOM TWO
13' 2" x 11' 1" (4.01m x 3.38m)

BEDROOM THREE
15' 6" x 12' 8" (4.72m x 3.86m)

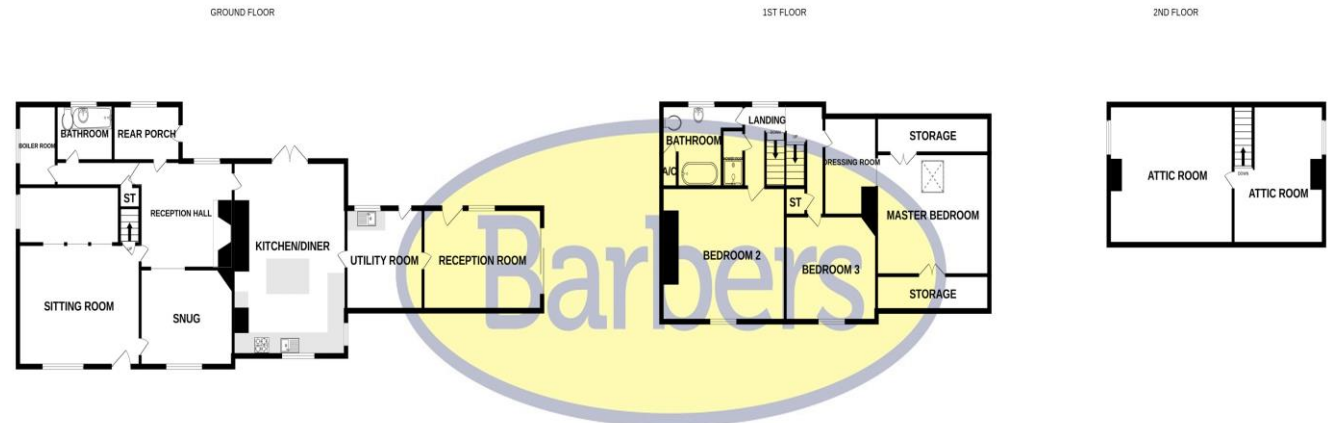
DRESSING AREA
11' 8" x 8' 0" (3.56m x 2.44m)

BATHROOM
8' 8" x 8' 7" (2.64m x 2.62m)

ATTIC ROOM ONE
14' 3" x 13' 3" (4.34m x 4.04m)

ATTIC ROOM TWO
17' 3" x 15' 4" (5.26m x 4.67m)

DETACHED GARAGE
18' 2" x 15' 8" (5.54m x 4.78m)



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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