



Mill House, Threapwood, Malpas, Cheshire, SY14 7PD

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Offers In Region Of £760,000



- Detached Country Property
- Four Bedrooms
- Tranquil Rural Setting
- Generous Plot approximately 10 acres

- Several Outbuildings
- Picturesque Cottage Style Gardens
- Fantastic Potential
- EPC E, Council Tax Band F



Nestled in a serene rural location, this detached country property offers an idyllic retreat with a wealth of character and potential. Boasting four spacious bedrooms and set within grounds of approximately 10 acres, this charming home includes three paddocks and a unique grade II listed disused windmill, adding historical charm and intrigue. While the property requires some updating, it presents an incredible opportunity to create a personalised country haven.

The residence features three reception rooms, perfect for entertaining or relaxing in comfort. The country-style Kitchen/Diner is ideal for family meals and gatherings, offering rustic charm and warmth. There are four spacious bedrooms including the Master Bedroom with En Suite Shower Room. The property also includes a Family Bathroom and a convenient Ground Floor Shower Room, catering to the needs of the household.

Complementing the main house are several outbuildings with potential, offering ample and various uses, waiting to be restored to their former glory. The picturesque cottage-style garden provides a delightful space for relaxing, entertaining and is perfect for gardening enthusiasts and there is also an orchard with a variety of mature fruit trees. This property combines expansive grounds and endless possibilities, making it a rare find in a peaceful countryside setting.



LOCATION

The property is located in Threapwood which is a picturesque rural hamlet close to the popular village of Malpas in South West Cheshire. Malpas enjoys the benefits of several schools with excellent Ofsted reports, restaurants and pubs, and a selection of shops. The market town of Whitchurch is approximately 6 miles away and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. 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.



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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. LPG heating. Private drainage. The current owner is unsure whether the septic tank complies with current regulations. 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

Proceed out of Malpas on the B5069 Wrexham road, continue for approximately 3 miles and turn left into Chapel Lane signposted 'Threapwood'. Proceed then bear left into Sarn Road, continue on then turn left into Greaves Lane where the property can be found after a short distance on the left hand side.

LOCAL AUTHORITY

Council Tax Band F. 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

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.

AGENTS NOTE

We are advised that two public footpaths run through the grounds of Mill House. This will be confirmed by solicitors during the pre-contract enquiries.

AGENTS NOTE

We are advised that the extensions and building work at Mill House does not have building regulation approval. This will be confirmed by solicitors during the pre-contract enquiries.

WH35569 04061007240724



LOUNGE

19' 5" x 12' 6" (5.92m x 3.81m)

SITTING ROOM/DINING ROOM

28' 2" x 25' 7" (8.59m x 7.8m) max

SNUG

14' 5" x 10' 8" (4.39m x 3.25m) max

KITCHEN/DINER

26' 1" x 16' 3" (7.95m x 4.95m) max

SHOWER ROOM

8' 1" x 7' 1" (2.46m x 2.16m)

BOILER ROOM

9' 3" x 7' 3" (2.82m x 2.21m)

BEDROOM ONE

15' 4" x 14' 0" (4.67m x 4.27m)

EN SUITE

8' 0" x 7' 7" (2.44m x 2.31m)

BEDROOM TWO

13' 9" x 11' 8" (4.19m x 3.56m)

BEDROOM THREE

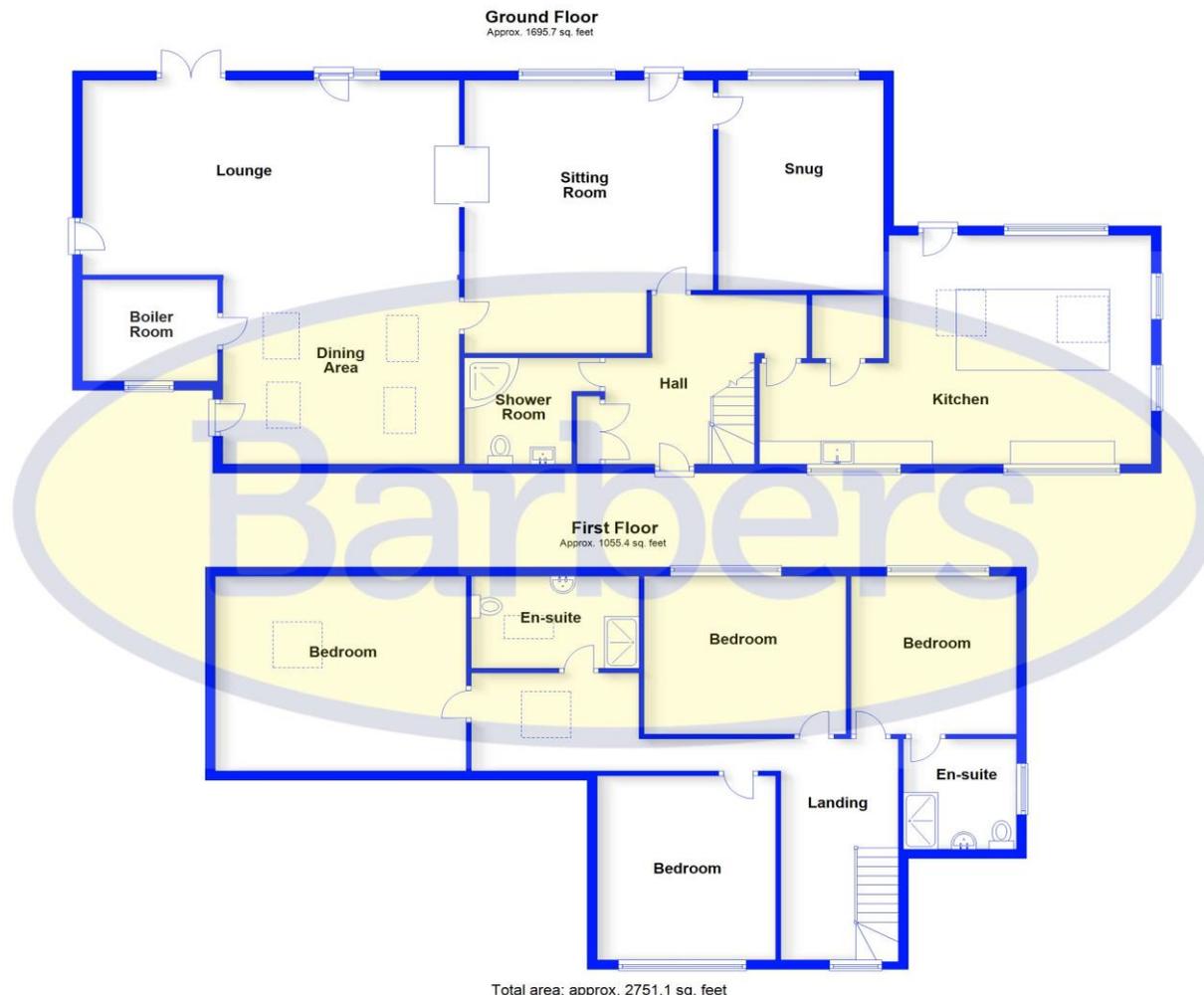
13' 4" x 11' 2" (4.06m x 3.4m)

BEDROOM FOUR

11' 1" x 10' 4" (3.38m x 3.15m)

BATHROOM

11' 2" x 6' 7" (3.4m x 2.01m)



Plan produced by www.firstpropertyservices.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.



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