



Helping *you* move



2 Cross O'th Hill, Malpas, SY14 8DQ

Sitting on the edge of the sought-after village of Malpas, this charming two-bedroom semi-detached cottage combines village convenience with countryside views and features a cosy living room with log-burning stove, separate dining room with bi-fold doors to a courtyard garden, a spacious kitchen breakfast room, two double bedrooms including a principal with dressing area, a family bathroom, and an insulated home office/summer house, offering an appealing blend of character, practicality, and modern village living.

Offers in the Region of

£295,000

2 Cross O'th Hill, Malpas, SY14 8DQ

Overview

- Charming two-bedroom semi-detached cottage
- Edge-of-village location in popular Malpas village
- Far-reaching countryside views
- Beautifully presented throughout
- Cosy living room with log-burning stove
- Dining room with bi-fold doors to courtyard garden
- Kitchen breakfast room
- Two double bedrooms, master bedroom with dressing area
- Insulated, double-glazed home office/summer house
- EPC D, Council Tax Band B



Set on the edge of the bustling village of Malpas, this delightful two-bedroom semi-detached cottage enjoys a wonderful blend of village convenience and open countryside views. Malpas offers excellent local amenities, including both primary and secondary schools, making this an ideal home for a range of buyers. The property is entered via an enclosed porch with quarry-tiled flooring and fitted shelving, leading into a welcoming entrance hall. The cosy living room features built-in alcove shelving and a characterful fireplace housing a Clearview log-burning stove. A separate dining room, with traditional wood flooring, benefits from bi-fold doors opening directly onto a charming courtyard garden, creating a seamless indoor-outdoor feel. The accommodation is completed on the ground floor by a well-proportioned kitchen breakfast room. Upstairs, there are two double bedrooms and a family bathroom. The principal bedroom enjoys the added benefit of a dressing area and attractive views across the surrounding countryside. Externally, the property further benefits from an insulated and double-glazed home office/summer house, ideal for remote working or additional leisure space. This characterful cottage offers a rare opportunity to enjoy village living with a countryside outlook.

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 B. 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. Drainage via 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

DIRECTIONS

From Whitchurch proceed on the A41 towards Chester. Continue for approximately 3.5 miles then turn left into Bickley Lane signposted Nomans Heath. 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 D. The full energy performance certificate (EPC) is available for this property upon request.

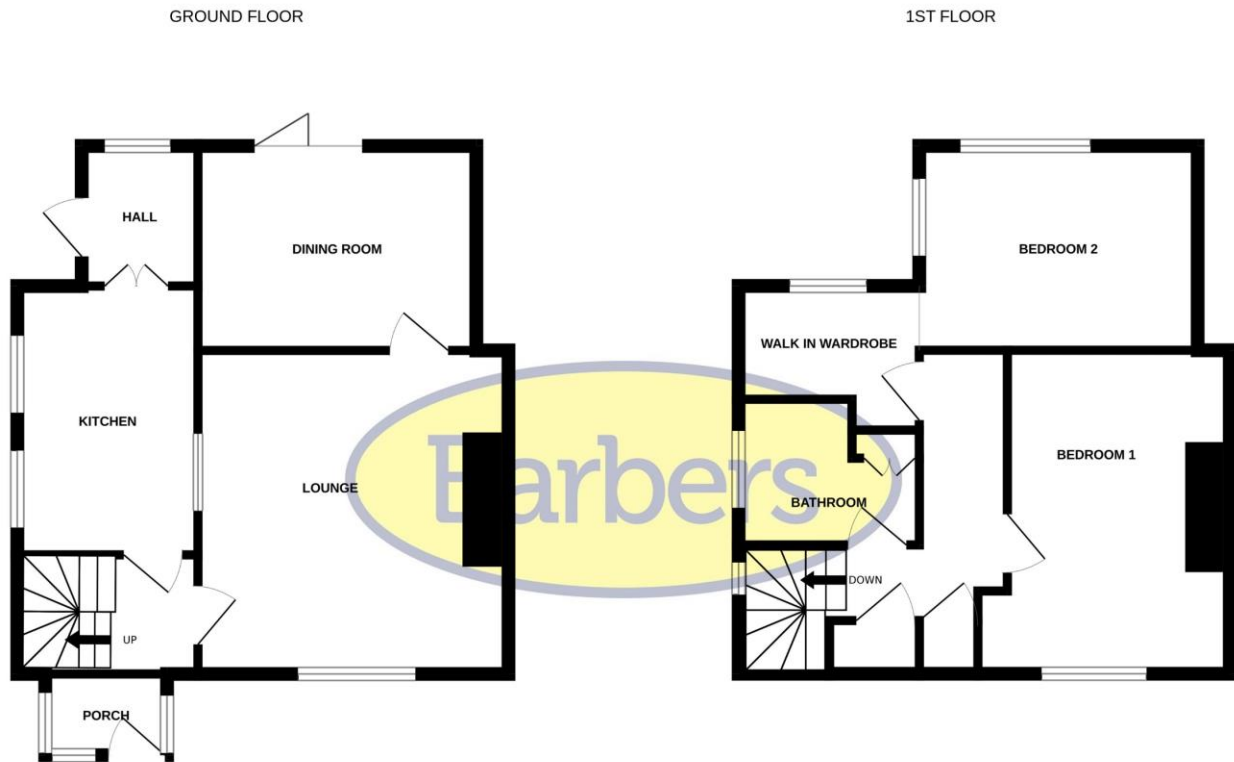
METHOD OF SALE

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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LOUNGE

13' 0" x 13' 11" (3.96m x 4.24m)

DINING ROOM

11' 11" x 8' 8" (3.63m x 2.64m)

KITCHEN

7' 9" x 11' 6" (2.36m x 3.51m)

BEDROOM ONE

14' 1" x 9' 5" (4.29m x 2.87m)

BEDROOM TWO

11' 3" x 8' 9" (3.43m x 2.67m)

WALK IN WARDROBE

8' 0" x 5' 2" (2.44m x 1.57m)

BATHROOM

7' 10" x 5' 10" (2.39m x 1.78m)

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

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Email: 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.