

**Cavendish**

RESIDENTIAL

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## Shocklach Road

Threapwood,  
Malpas, Cheshire SY14 7AZ

**Guide Price**  
**£460,000**

AN OPPORTUNITY TO BUILD AN EXCEPTIONAL FAMILY HOME WITH APPROXIMATELY 13.32 ACRES. A DERELICT FARMHOUSE WITH PLANNING CONSENT FOR A SUBSTANTIAL FAMILY HOME COMPRISING: Reception hall. Open plan family kitchen. Drawing room. Sitting room. Study. Master Bedroom suite. Guest suite. three further Bedrooms and family Bathroom. Existing traditional outbuilding with potential for a variety of uses. Gardens and grounds.

[www.cavendishresidential.com](http://www.cavendishresidential.com)

The hamlet of Threapwood is situated only 4 miles from the popular village of Malpas which provides an excellent range of shops, restaurants, pubs and schools for all ages.

Threapwood has an excellent village shop for everyday needs. Whitchurch and Wrexham are within easy reach, both providing a wide range of shopping, leisure and schooling facilities, and Chester is some 14 miles away. There are excellent independent schools in the area including Kings and Queens Chester, Moreton Hall girls school and Ellesmere College. Nearby Carden Park offers championship golf courses as well as hotel based health and fitness facilities. There is horse racing at Bangor-on-Dee and Chester.

#### PLANNING CONSENT

Planning Consent was granted on the 5th August 2015 (Code Number P/2015/0434) for 'Demolition of existing house and shippon and erection of new 5 bedroom family house and refurbishment of existing stable barn building'.

The consent provides for a stunning new home incorporating elements of traditional design in the front elevation and a more modern rear with extensive glazing to allow maximum light and the appreciation of the wonderful views. The internal layout provides flexible spaces ideally suited for contemporary living with a large open plan family kitchen, three reception rooms and bi folding doors opening

onto a terrace. On the first floor are two bedroom suites with dressing rooms and bathrooms, three further bedrooms and a family bathroom and separate w.c.

#### EXISTING FARM



CGI IMAGE



CGI IMAGE



#### THE BARN

The pretty detached traditional barn is suitable for a variety of uses (some of which may require planning consent). These include conversion for stabling, a home office, leisure suite, home cinema or an annexe.



#### THE LAND

The approximate 13.32 acres of land is divided into three fields and is in grass. They provide a wonderful opportunity for equestrian uses or hobby farming.



#### THE VIEW



## DIRECTIONS

From the Agent's Chester Office proceed out of the City through The Bars at Boughton and continue along the dual carriageway to the Bill Smith's Motorcycle Showroom. At the gyratory system turn right and at the second set of traffic lights turn right again as if heading back into the City. Then take the first turning left into Sandy Lane (B5130) signposted Huntington, Aldford and Churton. Follow this road through Huntington, Aldford and Churton and on leaving Churton take the turning left into Sibbersfield Lane. At the crossroads with the A534 Wrexham Road proceed straight across signposted Crewe-by-Farndon and Shocklach. Proceed through Crewe-by-Farndon and Shocklach and after approximately 2 miles the property will be located on the right hand side, as indicated by

## VIEWINGS

Strictly by appointment with Savills/Cavendish Residential RJJ/BM

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NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

#### Misrepresentation Act 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

