

COPPINGER BOSTON

Estate & Letting Agents



Malt Kiln House, Bradley Lane, Maesfen, Whitchurch, SY13 4QX

POA

COMING SOON - PLEASE CALL TO REGISTER YOUR INTEREST

If you are looking for a detached Georgian farmhouse set in a tranquil rural location this property could be the one. Being almost as if it came straight out of the Victorian secret garden novel with high walled cottage garden set to the side. Offering tremendous potential for the new owner to make their own having the space surrounding the property. Property benefits from oil fired central heating. Accommodation: Generous main through reception hall with staircase giving access to the cellar. 19ft main lounge. Separate sitting room/dining room. Walk-in pantry store. Kitchen. Utility room and ground floor WC. Four well proportioned bedrooms to first floor and separate bathroom all accessed from a generous landing area. Generous gardens to front, side and rear all having un-overlooked aspect being main laid to lawn and walled cottage style garden set to the side with well stocked borders. Vehicle access it available via the new drive on the LH side which gives access to the rear garden. Services mains, water and electric, septic tank located to the rear. No gas supply.

www.coppingerboston.com



Accommodation

The property is approached having a generous raised lawn front garden and high screened long garden wall which screens the private rear garden to the property. Front door being a wood panelled main entrance door with opaque glazed top panel and clear glass panels above set into the surrounding frame which gives access into the main reception hall.

Through Reception Hall

19'5" x 6'4" (5.92m x 1.93m)
(including staircase)

Excellent main through reception hall. Retaining many original features such as deep cornice surround to the ceiling, deep wood finished skirting boards, ornate door architraves with key design corner top features. Wood panelling to the side of the staircase along with sculptured wood trim edgings to the staircase steps. Smoke detector to ceiling. Double panelled radiator with thermostat. Floor retaining the original herringbone laid red quarry tiling. Staircase and handrail ascending off to first floor. Five doors giving access off to all ground floor accommodation. Further door giving access to the cellar which extends beneath the main lounge.

Cellar

11'3" x 10'8" (3.43m x 3.25m)

Accessed via steps from hall having domed ceiling providing good size storage area

Lounge

19'5" x 10'3" (5.92m x 3.12m)

Generous length main reception room retaining the original ceramic tiled fire surround and raised hearth to the open fireplace. Georgian style sash window to the front elevation still retaining the original wood panelled shutter window covers and wood panelling beneath. Ceiling partially retaining some of the original cornice with floral design corner set mouldings. Set to either side of the chimney breast we have original built-in tall wood panelled storage cupboards being double opening at the top and double opening beneath being a range of four original storage cupboards in total. Double panelled radiator with thermostat. Telephone and TV aerial points. Original metal glazed window to the rear garden. Two access doors one being at the foot of the staircase and the other set behind the staircase.

Front Sitting Room

14'3" x 11'11" (4.34m x 3.63m)
(into recess)

Nicely proportioned second reception room which could easily be used as a family dining room. Retaining the original ceramic tiled fire surround and raised hearth to the open fireplace. Georgian style sash window to the front elevation retaining the original pull together wood panelled window shutters. TV aerial lead. Two double panelled radiators with thermostat control. Built-in double opening cupboard with second double opening cupboard beneath set into the chimney recess with built-in shelving. Sliding door set into the wall acting as a serving hatch through from the walk-in pantry.

Walk-in Pantry

12'5" x 4'3" (3.78m x 1.30m)

Quarry tiled finished floor housing the electric meter and main fuse switches also housing the floor standing oil fired central heating boiler. Wall mounted shelving. Central heating hot water timer control switch.

Kitchen

11'11" x 10'1" (3.63m x 3.07m)

Having a range of fitted wall, base and storage units having a high gloss finish. Marble effect work surfaces. Single stainless steel sink with double drainer facility. Electric cooker point. Single strip light to ceiling. Single glazed window to the rear elevation. Quarry tiled finished floor. Double panelled radiator with thermostat. Farmhouse style latched fitted door gives access to the adjoining utility room. Wall mounted Triton electric hot water tap.

Utility Room

10'3" x 10'1" (3.12m x 3.07m)
(including ground floor WC)

Double panelled radiator with thermostat. Quarry tiled finished floor. Plumbing for washing machine. Ample space for further white good appliances. High level PVC double glazed window to the side elevation. Single glazed window to the rear. Half single glazed wood panelled door gives external excess. Internal door gives access to the ground floor WC. High level PVC opaque double glazed window to the side elevation.

Landing

19'11" x 6'4" (6.07m x 1.93m)
(including staircase)

Excellent proportioned wide landing. Having a tall balustrade and handrail surround to staircase top. Cornice surround and smoke detector to ceiling. Deep wood skirting board surround. Five doors giving access to all rooms. Georgian style sash window to the front elevation having lovely views over the front garden and woodland area opposite

Bedroom 1

11'11" x 10'3" (3.63m x 3.12m)

Good decorative order. Double panelled radiator with thermostat control. Single glazed window looks over the side and rear garden area.

Bedroom 2

11'4" x 10'10" (3.45m x 3.30m)
(excluding cupboard)

Ceiling retaining the original cornice surround. Georgian style sash window to the front elevation. Radiator with thermostat control. Built-in double opening wardrobe and storage drawer and shelving enclosed.

Bedroom 3

12' x 11'2" (3.66m x 3.40m)
(into recess)

Bedroom retaining the original period ceramic tiled fire surround and raised hearth. Georgian style sash window to the front elevation. Double panelled radiator with thermostat control.



Bedroom 4

12'2" x 8'3" (3.71m x 2.51m)
(into recess)

Well proportioned fourth bedroom. Loft inspection hatch to ceiling. Double panelled radiator with thermostat. Vanity wall light with electric shaver socket point. Single glazed window looks over to the rear garden.

Family Bathroom

11'11" x 8'3" (3.63m x 2.51m)
(including airing cupboard)

Generous proportioned separate bathroom. Having a three piece comprising of low level WC. Pedestal wash hand basin with vanity mirror and light above. Enamel bath. Walls being partially tiled. Single glazed window to the rear elevation. Double panelled radiator with thermostat control. Door giving access to the large built-in slatted shelved airing cupboard housing both hot and cold water storage tank.

Externally

To the rear of the property we have a generous laid to lawn garden dimensions being approximately 87ft in width by 70 ft in depth. A further cottage style walled garden set to the LH side of the property measuring approximately 50 ft by 47ft with arched top wooden gate set within the wall gaining access to the front. Front having a raised lawned garden with walled boundary surround. Vehicular access to the property will be via a separate new access to the drive set down the LH side of the property which will allow access to the rear of the property garden which will then hold potential for the opportunity for creation of garage or parking area located in the rear garden. The driveway will also provide shared access to the farmer of the field set behind to Malt Kiln farm. Set immediately to the rear of the property we have a yard which contains the septic tank and also at present the side area houses the oil tank. Walk way access will be available down the RH side. N.B. There is a 10 year covenant against building in the garden except for garage or shed facility.

Location

Malt Kiln House is set in a quiet rural location but within easy access of main road links. Lying on the Cheshire and Shropshire border the closest village being Malpas in which there are several shops, Co-op, Londis, dentist, doctors and bank as well as range of public houses and restaurants. The market town of Whitchurch being approximately 4 miles away have a further ample range of retail, commercial and leisure facilities including small theatre and cinema screening along with large retail shopping outlets eg Tesco, Sainsburys and Homebase along with post office and smaller retailers. The town of Nantwich being approximately 20 mins drive. Crewe being approximately 45 mins and the city of Chester being 40 mins.

Directions

From Nantwich take the A51 signposted for Chester. After passing Reasheath college continue to the traffic light crossroad junction and proceed straight across into Cuckoo Lane on the A534. At the staggered crossroad junction proceed straight across into Ravens Lane then bare right into Swanley Lane following the signpost for Chorley. Keeping right proceed over the canal bridge, this now being Springe Lane. Proceed to the very end of Springe Lane this being approximately 4 miles through the village of Chorley and on reaching the t-junction turn right signposted for Cholmondeley. This road will bring you to the main A49 where the Cholmondeley Arms public house is located on the RH side. Turn left onto the main A49 then take the second turning right into Bickley Lane, following the sign for No Mans Heath proceed to the end of Bickley Lane this links onto the A41. At the t-junction turn left onto A41 then take the first turning right into Bradley Lane where the property will be located on the LH side. Directions from Whitchurch take the A41 signposted towards Chester, after passing the Tushingham church on the right take the next left into Bradley Lane where the property will be located on the LH side.

PLEASE NOTE

At the time of our inspection the vendors informed us that the appliances and/or heating systems mentioned in these particulars are in working order. Any purchaser must fully satisfy themselves that all appliances, systems, and services are in working order.

Room sizes are approximate.

VIEWING

By appointment through the Selling Agent.

PURCHASING PROCEDURE

Once you are interested in buying this property, contact the Coppinger Boston office who is handling the sale, speak with our Sales Negotiator and make a formal offer.

Our Mortgage Advisor helps people buy their own homes every day - and can help you.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



COPPINGER BOSTON

Estate & Letting Agents



CREWE OFFICE

228 Nantwich Road, Crewe,
Cheshire, CW2 6BP.

Tel: (01270) 257173 Fax: (01270) 505843



RENTED DEPARTMENT

Tel: (01270) 252228 Fax: (01270) 505843

Energy Performance Certificate



The Malt Kiln, Maesfen, WHITCHURCH, SY13 4QX

Dwelling type: Detached house
Date of assessment: 14 March 2015
Date of certificate: 18 March 2015
Reference number: 8065-7327-3010-8424-1992
Type of assessment: RdSAP, existing dwelling
Total floor area: 154 m²

Use this document to:

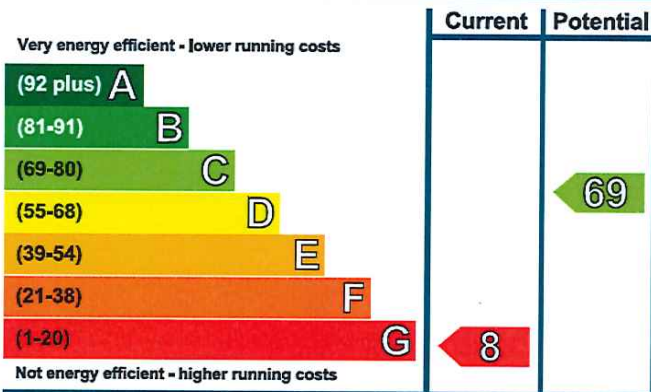
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 12,018
Over 3 years you could save	£ 6,432

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 432 over 3 years	£ 237 over 3 years	
Heating	£ 10,416 over 3 years	£ 5,037 over 3 years	
Hot Water	£ 1,170 over 3 years	£ 312 over 3 years	
Totals	£ 12,018	£ 5,586	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 2,970	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 321	✓
3 Increase hot water cylinder insulation	£15 - £30	£ 135	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.