



Chapel View, Chorlton
Malpas


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

Offers in Region of **£750,000**

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

Chapel View

Chorlton, Malpas

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- STUNNING DETACHED COTTAGE BUILT 2020
- 2-3 BED HOUSE WITH SEPERATE ANNEX
- SEMI RURAL VILLAGE LOCATION
- PRIVATE BESPOKE BUILD TO A VERY HIGH STANDARD
- A WEALTH OF ORIGINAL STYLE FETAURES INCLUDING SANDSTONE WALLS AND WOODEN BEAMS
- SOME RECLAIMED CEILING BEAMS FROM TATE AND LYLE FACTORY
- 0.31 ACRE REAR GARDEN WITH PANORAMIC WOODLAND VIEWS
- LARGE DRIVEWAY WITH AMPLE OFF ROAD PARKING ACCESSED VIA DOUBLE IRON GATES
- DETACHED GARAGE WITH ELECTRIC ROLLER DOOR
- SEPERATE ANNEX WITH UNDERFLOOR HEATING, POWER, LIGHTS AND WATER


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

T: 01352 961 679 W: swainhennesseyestateagents.co.uk



Entrance

Solid wood floor, opening to kitchen/family room, wooden door opening to the lounge, solid oak and glazed staircase to the first floor

Lounge

20' 7" x 12' 5" (6.27m x 3.78m)

A beautiful room with solid wood floor, reclaimed wood beams refurbished and recovered for the Old Tate & Lyle Warehouse in Liverpool, feature sandstone wall, wall mounted modern radiator, large inglenook fireplace with dual fuel log burner. Double glazed windows to the front and rear aspects

Downstairs Wash Room

Stunning sandstone walls, low level WC and vanity wash hand basin with wooden cupboards under, solid wood floor, wall mounted radiator

Kitchen/Family Room

20' 7" x 13' 0" (6.27m x 3.96m)

A high standard and modern kitchen with fitted wall, drawer and base units, granite worktop with belfast sink and mixer pressure mixer tap. Integrated dishwasher, washer/dryer and fridge freezer. Alcove with Range cooker with inset extractor hood above, Granite breakfast bar with drawers and wine rack under. Solid wood floor, reclaimed wood beams refurbished and recovered for the Old Tate & Lyle Warehouse in Liverpool, feature sandstone wall, wall mounted modern radiator, double glazed windows to the front and rear aspects. Double doors opening to the dining room/garden room



Dining Room / Garden Room with breath-taking views

13' 3" x 12' 7" (4.04m x 3.84m)

Wooden floor, wall mounted radiator, double glazed window to the side aspect, tri-fold double glazed doors with electric blinds fully opening to the rear garden with breath-taking field views across fields and the Welsh hills
Landing

Wooden doors to bedrooms and bathroom, access to fully boarded roof space, wall mounted radiator

Bedroom One

14' 7" x 11' 7" (4.45m x 3.53m)

A bright and sunny room with Amtico floor, decorative wood beams, wall mounted modern radiator, fitted wardrobes and drawer units, TV point double glazed windows to the rear aspect with far reaching field views, wooden door opening to the ensuite

En-Suite

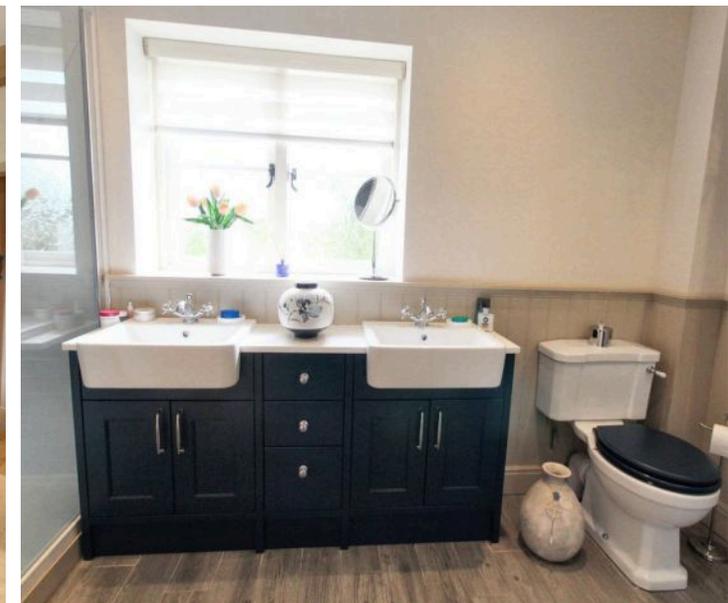
11' 7" x 5' 7" (3.53m x 1.70m)

A spacious suite comprising twin vanity wash hand basins, low level WC and large walk in shower with individually hand tiled feature wall, wall mounted shower and ceiling mounted rain shower attachment. tiled walls and tiled wood effect floor, two wall mounted towel radiators plus underfloor heating, obscure double glazed window to the front aspect

Bedroom Two

10' 1" x 9' 7" (3.07m x 2.92m)

A bright and sunny room with carpeted floor, decorative wood beams, wall mounted modern radiator, TV point, double glazed windows to the front aspect with far reaching horse field views



Bedroom Three / Walk in Closet

10' 9" x 9' 7" (3.28m x 2.92m)

A spacious room currently utilised as a large walk in dressing room with multiple fitted wardrobes and storage, with Amtico floor, wall mounted modern radiator, TV point, double glazed windows to the rear aspect with far reaching field and Welsh hill views

Family Bathroom

7' 3" x 5' 9" (2.21m x 1.75m)

A stylish suite comprising a walk in shower with wall mounted shower and separate ceiling mounted rain shower attachment, vanity wash hand basin with cupboards under and close coupled WC, tiled walls and floor, towel radiator plus underfloor heating, obscure double glazed window to the front aspect



Annex / Home Office

13' 0" x 12' 9" (3.96m x 3.89m)

A sunny and modern room with Amtico floor, double glazed window to the front aspect, french doors opening to the rear garden, exposed brick feature walls, worktop with moulded sink units with taps, underfloor heating, door opening to the garage





FRONT GARDEN

A beautifully landscaped wrap around garden, set to the front with red stone gravel, York stone pathways and a wealth of mature shrubs and plants. To the front of the house is an ornate canopy porch area with a timber door opening to the entrance hallway

REAR GARDEN

A vast plot spanning 1175 sqm laid to lawn with far reaching field views, a private a tranquil space with York stone patio area, timber bin storage area and log storage area, outside tap

DRIVEWAY

8 Parking Spaces

A large driveway laid to decorative red gravel and access via double cast iron gates, outside power point. Access to the detached garage

GARAGE

Single Garage

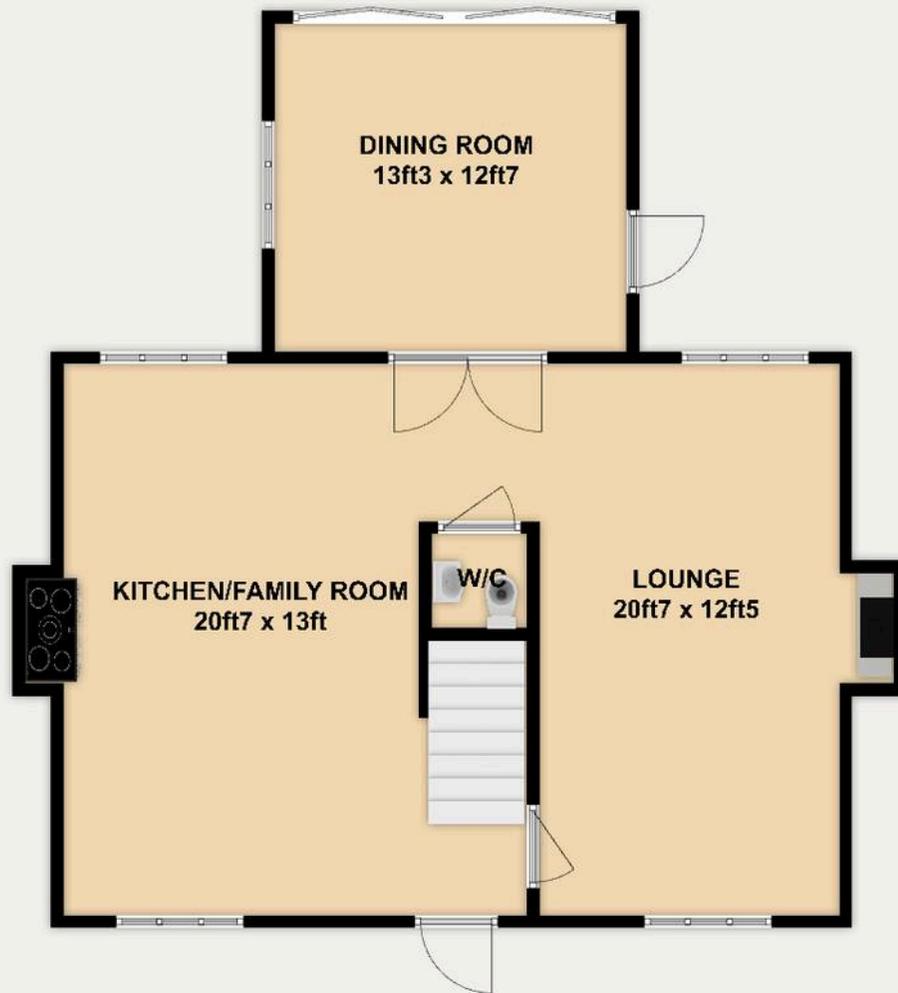
A 17ft 7 x 12ft 9 detached garage accessed via an electric roller door, with a side personal door opening to the annex, with power points, lights and water











GROUND FLOOR



FIRST FLOOR



SWAIN HENNESSEY

INDEPENDENT ESTATE AGENTS

By the sellers request, internal viewings will be arranged for proceedable purchases only, however a virtual tour is available for viewings.

If you would like to arrange a viewing or a valuation of your property please contact

Nicky Swain on 07926 488 158 nicky@swainhennesseyestateagents.co.uk

or

Amy Hennessey 07926 488 159 amy@swainhennesseyestateagents.co.uk

T: 01352 961 679 **W:** swainhennesseyestateagents.co.uk