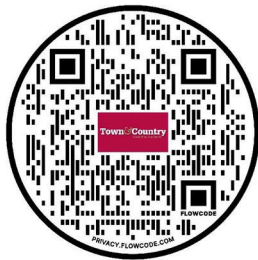


Town & Country

Estate & Letting Agents

Hitchens Lane, Malpas

£1,600,000



Virtual tour available – Nestled in the picturesque village of Bulkeley, this stunning detached house offers a blend of rural charm and modern living. Set within 12 acres of lush countryside, this property is perfect for those seeking a tranquil lifestyle, offering convenient access to Chester, Nantwich and Whitchurch. Boasting two spacious reception rooms ideal for families or hosting guests, five well-appointed bedrooms, 6 bathrooms and a gym, all surrounded by a serene backdrop. This property is the perfect retreat from the hustle and bustle of city life, whether you are looking to explore the beautiful countryside or simply unwind in your own private haven.

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DESCRIPTION

Virtual tour available. Situated in an idyllic location, this stunning equestrian property offers easy access to Chester, Whitchurch, and Nantwich. Set within approximately 14 acres of grounds, it must be viewed to be fully appreciated. The property itself can be accessed through either of two automatic gates. One opens to the main residence, providing ample off-road parking and leading past a picturesque pond to a recently constructed, timber-framed, four-vehicle carport. The other gate offers easier access to the steel-framed stables, tack room, and barn. The main residence is beautifully presented and features a large, inviting, double-height entrance hall. A light oak staircase with glass balustrades rises to a gallery landing overlooking the entrance hall, which has two sets of glazed double doors—one leading to the living room and the other to a spacious open-plan kitchen/dining/sitting room. The kitchen is fitted with a range of contemporary wall, base, and drawer units, along with a wealth of integrated appliances. A rear hallway provides access to a utility room and a cloakroom WC. An inner hallway leads to two ground-floor bedrooms, both with ensuite bathrooms, as well as a gym with a large walk-in storage cupboard. A secondary staircase from the gym rises to another bedroom and a shower room. The first-floor landing features light oak internal doors opening to two large walk-in storage cupboards, a family bathroom, and a first-floor double bedroom with an ensuite shower room. The principal bedroom boasts an open throughway to a walk-in wardrobe, leading through to an ensuite bathroom fitted with a stunning contemporary suite, including a circular spa bath and a walk-in shower area.



LOCATION

Bulkeley, Malpas is a charming rural village nestled in the picturesque Cheshire countryside. Known for its stunning landscapes and tranquil atmosphere, it offers a perfect blend of peaceful country living with easy access to nearby market towns such as Malpas, Nantwich, and Chester. The area boasts excellent local amenities, highly regarded schools, and a strong sense of community. With scenic walking trails, historic landmarks, and convenient transport links, Bulkeley is an ideal location for those seeking a countryside retreat while remaining well-connected.

DIRECTIONS

Starting at 33 Lower Bridge St, Chester CH1 1RS, head north on Lower Bridge Street towards Grosvenor Street/A5268 for 0.1 miles. Turn right onto Pepper Street/A5268 and continue following the A5268 for 0.5 miles. Then, turn right onto Foregate Street/A5268 and continue along the A5268 for another 0.6 miles before turning right onto The Bars/A5268. Slightly left onto Boughton/A51 and continue following the A51 for 1.2 miles. Turn right onto Challinor Street/A51, then take a slight left onto Christleton Road/A5115, continuing along the A5115 for 1.9 miles. Proceed straight onto Boughton Heath Junction, then continue straight onto Whitchurch Road/A41 for 9.6 miles. Turn left onto Old Coach Road and continue for 10.5 miles. Then, turn left again onto Old Coach Road/A534,

following the A534 before turning right onto Hitchens Lane. The property will be on your right.



ENTRANCE HALL

21'5 x 15'10

The property is entered through a grand, arched, leaded, double-glazed doorway, which opens into a stunning entrance hall with Karndean flooring. Upon entering, you are greeted by an arched window overlooking the rear elevation and a light oak staircase with an oak banister and glass balustrades rising to the first floor. Two sets of glazed double doors provide access to the open-plan kitchen/sitting/dining room and the living room.

INNER HALLWAY

Continuing with the Karndean flooring, this space features windows that offer views of the rear courtyard garden. Light oak internal doors provide access to the ground-floor bedrooms, gym, and a secondary staircase leading to a first-floor bedroom and shower room.



KITCHEN/DINING/SITTING ROOM

35'10 x 21'10

The space features elegant porcelain flooring throughout, complemented by recessed downlights set within the ceiling. Large windows on the rear elevation include an integrated blind system, while bi-folding doors at the front provide seamless indoor-outdoor access. The spectacular contemporary kitchen is fitted with a range of wall, base, and drawer units, along with a central island featuring striking black and red granite work surfaces, a breakfast bar, and a double stainless steel bowl sink with an adjustable mixer tap and a miniature tiled splashback. Integrated appliances include a double oven, a single oven with a grill, and a warming drawer below. Additionally, a tower fridge and a separate tower freezer are installed, along with a dishwasher. The island unit also houses a sleek induction hob, accompanied by a stainless steel and glass canopy extractor hood above. A light oak internal door leads to the rear hallway.



SITTING AREA

REAR HALLWAY

Continuing with the porcelain tile flooring, the rear hallway features a fitted cloaks cupboard with a light oak door leading to the cloakroom WC and the utility room. Recessed downlights are set within the ceiling, and a double-glazed UPVC door opens to the side elevation of the property.

CLOAKROOM W.C.

The cloakroom is fitted with a dual-flush, low-level WC and a vanity unit with a wash hand basin featuring a waterfall-style mixer tap. The space is enhanced by colorful slate-effect wall tiles and a porcelain tiled floor, with recessed downlights set within the ceiling. An opaque window to the side elevation provides natural light while maintaining privacy.

UTILITY ROOM

9'5 x 6'2

Housing the hot water cylinders and equipment for the solar panels, this room is fitted with base units featuring wood-effect work surfaces. It includes a stainless steel, single-drainer sink unit with a mixer tap and tiled splashbacks, along with space and plumbing for a washing machine and dryer. Recessed downlights are set within the ceiling, and a window faces the front elevation.



LIVING ROOM

17'10 x 24'10

Featuring Karndean flooring and recessed downlights set within the ceiling, the room is filled with natural light from two windows facing the front elevation. Bi-fold doors open to the side elevation, providing seamless indoor-outdoor access.



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SECOND CLOAKROOM W.C.

The cloakroom features a porcelain tiled floor, slate-effect tiled walls, and a

matching countertop. Recessed downlights and an extractor fan are set into the ceiling. It is equipped with a dual-flush, low-level WC, a countertop wash hand basin with a waterfall-style mixer tap, and a mirror above.



GROUND FLOOR BEDROOM ONE

15'5 x 12'5

A spacious and bright double room, complete with a built-in wardrobe, features a window facing the side elevation. The room is finished with Karndean flooring and recessed ceiling downlights, with an opening leading to the en-suite.



ENSUITE BATHROOM

8'10 x 5'6

The en-suite is fitted with a modern white three-piece suite, comprising a paddle bath with a thermostatic shower and protective screen above, a dual-flush low-level WC, and a pedestal wash hand basin. The room features a white ceramic tiled floor, fully tiled walls, and recessed ceiling downlights. An opaque window faces the side elevation, and recessed downlights are set within the ceiling.

window faces the side elevation, allowing for natural light while maintaining privacy.



GROUND FLOOR BEDROOM TWO

15'5 x 12'5

Another bright and spacious double room features a window facing the rear elevation, recessed ceiling downlights, and Karndean flooring. The room includes a storage cupboard, double doors opening to a built-in wardrobe, and a second single door leading to additional built-in under-stairs storage.



EN SUITE BATHROOM

7'7 x 6

The en-suite is fitted with another modern white suite, comprising a corner-shaped panel bath with a thermostatic shower and protective screen above, a dual-flush low-level WC, and a pedestal wash hand basin. The room features a ceramic tiled floor, fully tiled walls, and an extractor fan. An opaque window faces the side elevation, and recessed downlights are set within the ceiling.



GYM

25 x 12'6

The gym continues with Karndean flooring and features windows overlooking the rear courtyard, along with two additional windows on the rear elevation. The ceiling incorporates recessed lighting, and a light oak door leads to a walk-in cupboard, which is fully shelved and has recessed downlights installed in the ceiling.

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SECOND STAIRCASE LANDING

Light oak doors lead to first floor bedroom two and shower room ensuite



FIRST FLOOR BEDROOM TWO

15'x12'10"

The bedroom features a semi-vaulted ceiling with recessed downlights, along with a skylight that has an integrated blind. It also includes a range of light oak fitted wardrobes and Karndean flooring.



SHOWER ROOM

5'1 x 4'8

Off from the secondary stairs case, the shower room is fitted with a three-piece suite, including a corner shower enclosure, a dual-flush low-level WC, and a pedestal wash basin. It features a ceramic tiled floor and fully tiled walls, with a skylight set into the ceiling.



FIRST FLOOR LANDING

The Karndean flooring continues through to the delightful catwalk-style first-floor landing, featuring glass balustrades and oak banisters that overlook the ground floor. The space is illuminated by recessed downlights set into the ceiling, along with skylights. Oak doors open to the principal bedroom suite, the second first-floor bedroom, the family bathroom, and two large walk-in storage cupboards.



PRINCIPAL BEDROOM

39'9 x 13'1

A stunning principal bedroom with an open-plan design that seamlessly flows into the ensuite bathroom. Double oak doors open to a walk-in dressing room, which is equipped with shelving, hanging space, and drawers, all illuminated by recessed downlights.



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ENSUITE BATHROOM

The ensuite is fitted with a beautiful contemporary suite, comprising a large circular spa bath with a mixer tap and

handheld shower extension, a dual-flush low-level WC, a bidet, and a vanity unit with an oversized inset basin and mixer tap. The tile flooring extends into an oversized shower area, which is equipped with a thermostatic shower. The room also features an extractor fan, recessed downlights, and skylights facing both the front and rear elevations, each with integrated blinds.



FAMILY BATHROOM

7'9 x 7'5

Installed with a standalone bath with mixer tap, a dual flush low level WC along with a wall mounted wash and basin with mixer tap, porcelain tile floor with fully tiled walls with an extractor fan and opaque arch window facing the front elevation and recessed downlights within the ceiling, continues with Karndean flooring



SECOND FIRST FLOOR BEDROOM

16 x 12'10

The room also features Karndean flooring, a range of light oak wardrobes, and recessed downlights set within the ceiling. A skylight with an integrated blind adds natural light, and a light oak door opens to the ensuite shower room.

EN SUITE SHOWER ROOM

The ensuite is fitted with a corner shower enclosure featuring a thermostatic shower, a dual-flush low-level WC, and a pedestal wash basin. The room has a ceramic tiled floor, fully tiled walls, and recessed downlights set into the ceiling.



EXTERNALLY

The property is entered through two set of gates, the primary set opens to the main residence with brick block off-road parking running alongside a beautiful pond with decking to one side and attractive lawn gardens to the other, also leading to a recently built four port carport. Continuing along the drive provides access to the outbuilding/workshop and the second set of gates off to the paddocks and stables.

ADDITIONAL MEASUREMENTS

Four Bay Carport: 46'3" x 19'8"

Stables Total Size: 42'9" x 44'

5 Stables Each: 13'6"x 11'8"

Tack Room: 11'4"x 13'3"

Barn 44:' x 20'5"



01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council Tax Band: G - £3695

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

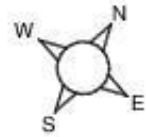
SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on

The Stables, Hitchins L, Bulkeley, Malpas
 Approximate Gross Internal Area
 Main House = 4254 Sq Ft/395 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ Denotes restricted head height
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	