

# Town & Country

Estate & Letting Agents

Long Lane, Malpas

£475,000



This attractive detached house offers a delightful blend of comfort and convenience. Offering plenty of useful storage space. With three well-proportioned bedrooms and the opportunity for a 4th this home is perfect for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests. The location is particularly appealing, as it offers excellent access to nearby towns such as Chester, Wrexham, and Whitchurch, making it ideal for commuters or those who enjoy exploring the vibrant local area. The peaceful surroundings ensure a tranquil lifestyle, while still being within easy reach of essential amenities and services.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS  
[info@townandcountrychester.com](mailto:info@townandcountrychester.com)

TEL: 01244 403900



## DESCRIPTION

The property is approached via a charming cobblestone entrance leading to ample paved off-road parking, positioned to the front and along the right-hand side of the property, including space beneath a timber carport. To the left of the parking area are beautifully presented gardens, well stocked with a variety of plants, shrubs, and trees. External lighting is fitted to both the front and side of the property, with a paved seating area to the left-hand side and timber-gated access on the right leading through to the rear garden. To the rear, the garden is a standout feature of the property. Accessed via the side gate, it has been thoughtfully designed and meticulously maintained. It includes a paved patio area, with paved and gravel pathways edged in cobblestone leading to a further circular patio and a summer house positioned at the rear. The garden is mainly laid to lawn, complemented by an abundance of mature plants, shrubs, and a mature fir tree. Additional features include a timber shed, external water supply, and outside lighting, all enclosed by a combination of timber fencing and hedging.

## LOCATION

Situated in the peaceful village of Tilston, this property enjoys a rural setting with a village shop, post office, St Marys church and local pubs nearby. A wider range of amenities can be found in nearby Malpas, with larger centres including Chester and Wrexham within easy reach. The area is well served by schools, including the highly regarded Bishop Heber High School, along with a selection of independent schools nearby. Tilston is a historic village near the Welsh border with origins dating back to Roman Britain, when it stood near the Roman settlement of Bovium along an important military road. During the medieval and Victorian periods, Tilston developed into a rural farming community and today it remains known for its historic buildings, countryside setting, and strong connection to Cheshire's past. The location itself benefits from a strong sense of community, with a village hall hosting local events and activities, and a large, well-equipped play area providing an excellent space for children. The surrounding countryside offers a wealth of scenic walks and outdoor pursuits, with popular spots such as Bickerton Hill and Carden Park close by, perfect for enjoying the natural beauty of the area. Good road links via the A41 and A49 provide convenient access to surrounding areas, making this an ideal location for those seeking a balance of rural living and connectivity.

## DIRECTIONS

From Lower Bridge Street, head north and follow the A5268 (Pepper Street, Foregate Street, and The Bars). Continue onto the A51 (Boughton/Christleton Road), then turn left onto Sandy Lane (B5130). Follow the B5130 for several miles, continuing through roundabouts, then turn left onto the A534. Take a right onto Stretton Hall Lane, continue ahead onto Church Road, then turn right onto Rookery Road. Finally, turn left onto Long Lane, where the property will be located.



## ENTRANCE HALL

13'6" x 5'8"

The property is entered through an opaque leaded and stained glass front door into a welcoming entrance hall. Features include an inset doormat, radiator, recessed ceiling downlights, and stairs rising to the first floor with a variety of storage cupboards for coats and shoes beneath. Doors lead to the kitchen, living room, and study/music room.



## CLOAKROOM WC

7'6" x 4'0"

Fitted with a low-level WC and wash hand basin, with extractor fan and wood-effect laminate flooring



## STUDY/MUSIC ROOM

12'8" x 8'2"

A versatile room with a front-facing window and radiator, currently used as a study/music room but easily adaptable as a fourth bedroom. A door leads to the cloakroom WC



## LIVING ROOM

16'7" x 12'5" max

A bright double-aspect room with windows to the front and side elevations, featuring a radiator, electric wall-mounted fire, and an open-plan connection to the dining room.



## DINING ROOM

10'4" x 9'8"

Includes a radiator, with UPVC double-glazed doors leading to both the conservatory and the rear patio.



## KITCHEN

18'2" x 11'2"

A beautifully presented and extended kitchen fitted with a range of cream shaker-style wall, base, and drawer units, complemented by display cabinets and stainless steel handles. Solid wood worktops incorporate a stainless steel one-and-a-half bowl sink with mixer tap and tiled splashback. Integrated appliances include a double oven, microwave, electric hob with extractor hood, dishwasher, and pull-out storage units. The kitchen benefits from ceramic tiled flooring with underfloor heating, recessed ceiling lighting, and a semi-vaulted ceiling with skylight. A rear-facing window and door provide access to the garden.



## CONSERVATORY

11'2" x 8'2"

Constructed with a UPVC double-glazed frame and integrated skylight, with a ceramic tiled floor and two sets of French doors opening to both the front and rear gardens.





**FIRST FLOOR LANDING**

11'4" x 7'2"

A spacious landing area with room for a desk, featuring a side-facing opaque window and access to all bedrooms, bathroom, and separate WC.



**UTILITY ROOM**

14'8" x 8'2"

Fitted with matching units and work surfaces, housing a stainless steel sink with tiled splashback. Features include ceramic tiled flooring, a floor-standing Worcester oil boiler, radiator, rear-facing window, and door to the garden.



**BATHROOM**

6'5" x 7'9"

Fitted with a modern white three-piece suite including a P-shaped spa bath with mixer tap and electric shower over, curved screen, and vanity unit with wash basin and mirror. Fully tiled walls and ceramic tiled flooring, chrome heated towel rail, recessed lighting, UPVC panelled ceiling, and rear-facing opaque window. Includes an airing cupboard and loft access.



**BEDROOM TWO**

10'6" x 8'8"

Rear-facing window, radiator, recessed ceiling lights, and fitted headboard with wardrobes and overhead storage.



**BEDROOM ONE**

12'3" x 10'6"

Fitted with mirrored sliding wardrobes providing plenty of storage and a matching dressing table. Front-facing window and radiator.



**BEDROOM THREE**

9'10" x 7'0"

Fitted with light maple-style wardrobes which provide a great storage space, front-facing window, and radiator.



## EXTERNALLY

The property is approached via a cobblestone entrance leading to ample paved off-road parking to the front and along the right-hand side, including a timber carport. To the left, there are well-maintained gardens stocked with a variety of plants, shrubs, and trees. External lighting is fitted, with a paved seating area and gated side access leading to the rear garden.



## REAR GARDEN

The rear garden is a standout feature, being beautifully landscaped and mainly laid to lawn with well-stocked borders of plants, shrubs, and mature trees. A paved patio area provides ideal space for outdoor dining, with gravel and paved pathways leading to a circular patio and summer house at the rear. Additional benefits include a timber shed, outside water supply, lighting, and enclosed boundaries with fencing and hedging.

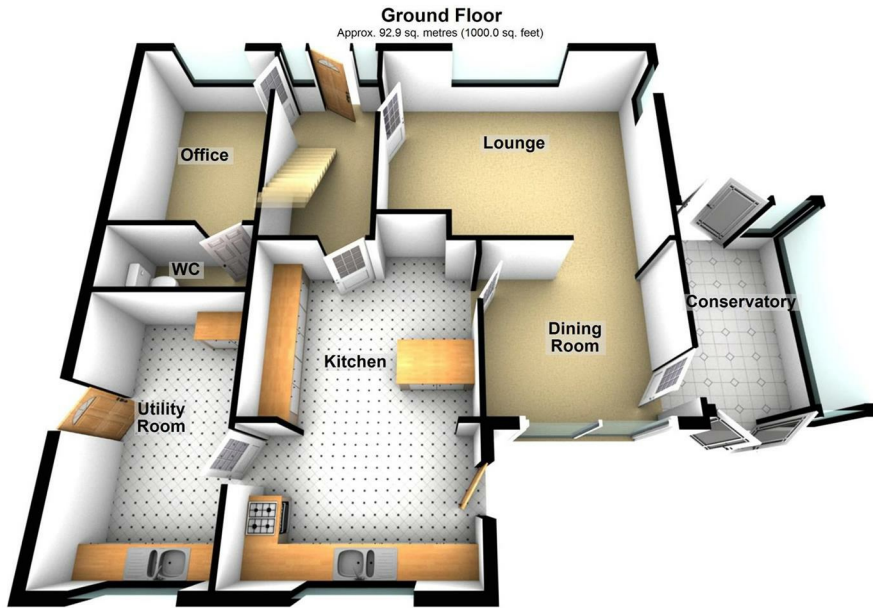


## SERVICES TO PROPERTY

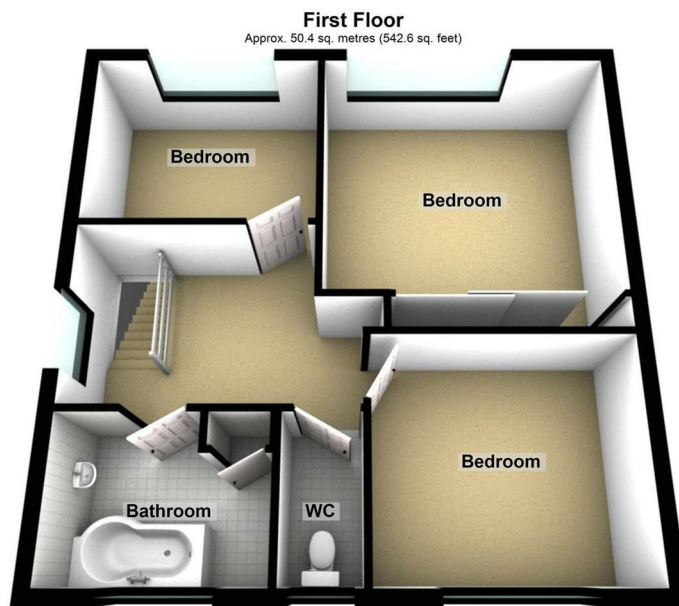
The agents have not tested the appliances listed in the particulars.

Council tax - D

Tenure- Freehold



Total area: approx. 143.3 sq. metres (1542.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 must 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.