



Brookside Cottage, Chapel Lane, Higher Wych, SY14 7JS

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Offers In Region Of £635,000



- Substantial Six Bedroom Detached House
- Great Size Plot with Generous Gardens
- Rural Location with Countryside Views
- Spacious Driveway and Triple Garage

- Large Rear Garden with Summer House
- Additional piece of land- approximately ¼ acre
- Generous Accommodation
- EPC D, Council Tax Band F



Nestled in a lovely rural location, this charming six bedroom detached home offers both tranquility and convenience. Enjoying breathtaking views over the surrounding countryside, yet just a short drive from the bustling village of Malpas in South Cheshire, the property is perfectly positioned for those seeking a peaceful retreat with easy access to local amenities. Full of character, part of this home dates back to the late 1800s and has been thoughtfully extended by the current owners to create a spacious, versatile family home. The accommodation is generous, with the ground floor featuring a welcoming Entrance Porch that opens into a Reception Hall. The large Sitting Room is enhanced by two sets of French doors leading out to a decked seating area- ideal for enjoying the wonderful views over the surrounding countryside. The Kitchen is well equipped while the adjacent Utility Room and cloakroom offer additional convenience. A Drawing Room and adjoining Garden Room provide further living space, allowing for both relaxation and social gatherings. Upstairs, the property offers six well-proportioned bedrooms, two of which enjoy picturesque field views, and two well-appointed bathrooms.



Outside, the property is accessed via timber gates that open onto a generous gravel driveway, which leads to a triple-bay garage with useful storage space above. The front garden features a decked seating area to take in the stunning views, while the large rear garden boasts paved seating areas and a spacious lawn. At the far end of the garden, a timber summer house provides a perfect retreat for those seeking to escape the hustle and bustle of everyday life. With its own log burner and far-reaching views of the surrounding countryside, it offers the ideal setting for reading, working, or simply unwinding. The Cottage benefits from having recently been re-roofed. The property also includes a piece of land extending to approximately a quarter of an acre, located next to the brook which runs adjacent to the property.

This home offers the best of both worlds: a peaceful rural setting and just a short drive from village amenities. Early viewing is highly recommended!



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LOCATION

The cottage is situated on a lane of four private residences, one of which is a chapel which is being converted into a private dwelling and once the renovations are completed, we understand that the owners will re-surface the lane. Higher Wych is a truly rural area standing approximately 3 miles from the popular Cheshire village of Malpas which offers facilities for daily requirements together with renowned primary and secondary schools. The historic North Shropshire market town of Whitchurch is about 4 miles which offers similar facilities, whilst the larger centres of Wrexham, Chester, Nantwich and Crewe are between 14 and 25 miles approximately.

TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during pre-contract enquiries. Vacant possession upon completion.

SERVICES

We are advised that mains water and electricity are available. Oil central heating. A new septic tank treatment unit provides private drainage. Barbers have not tested any apparatus, equipment, fittings etc. or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

DIRECTIONS

From Whitchurch proceed on the A525 towards Wrexham and take the right hand turn towards Iscoyd continue into Higher Wych and turn left just after the bridge into the unadopted Chapel Lane and the property can be found after a short distance on the right hand side.

LOCAL AUTHORITY

Council Tax Band F. Cheshire West & Chester, The Forum, Chester, CH1 2HS. Council Tax enquiries 0300 123 7022.

VIEWING

Please ring us on 01948 667272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

AGENTS NOTES

We are advised that mobile phone coverage at the property is limited. We are also advised that there is full fibre broadband available. This will be confirmed by solicitors during the pre-contract enquiries.

We are advised that all residents on Chapel Lane share occasional upkeep costs for the lane. This will be confirmed by solicitors during the pre-contract enquiries.

We are advised that there is a restrictive covenant on the additional piece of land which states that it cannot be built on. This will be confirmed by solicitors during the pre-contract enquiries.

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RECEPTION HALL
14' 7" x 10' 9" (4.44m x 3.28m)

BEDROOM THREE
12' 5" x 8' 0" (3.78m x 2.44m)

SITTING ROOM
25' 0" x 14' 6" (7.62m x 4.42m)
max

BEDROOM FOUR
12' 4" x 7' 9" (3.76m x 2.36m)

BEDROOM FIVE
11' 2" x 8' 2" (3.4m x 2.49m)

KITCHEN
11' 1" x 9' 9" (3.38m x 2.97m)

BEDROOM SIX
7' 9" x 7' 0" (2.36m x 2.13m)

UTILITY ROOM
9' 5" x 4' 9" (2.87m x 1.45m)

BATHROOM
11' 4" x 9' 8" (3.45m x 2.95m)

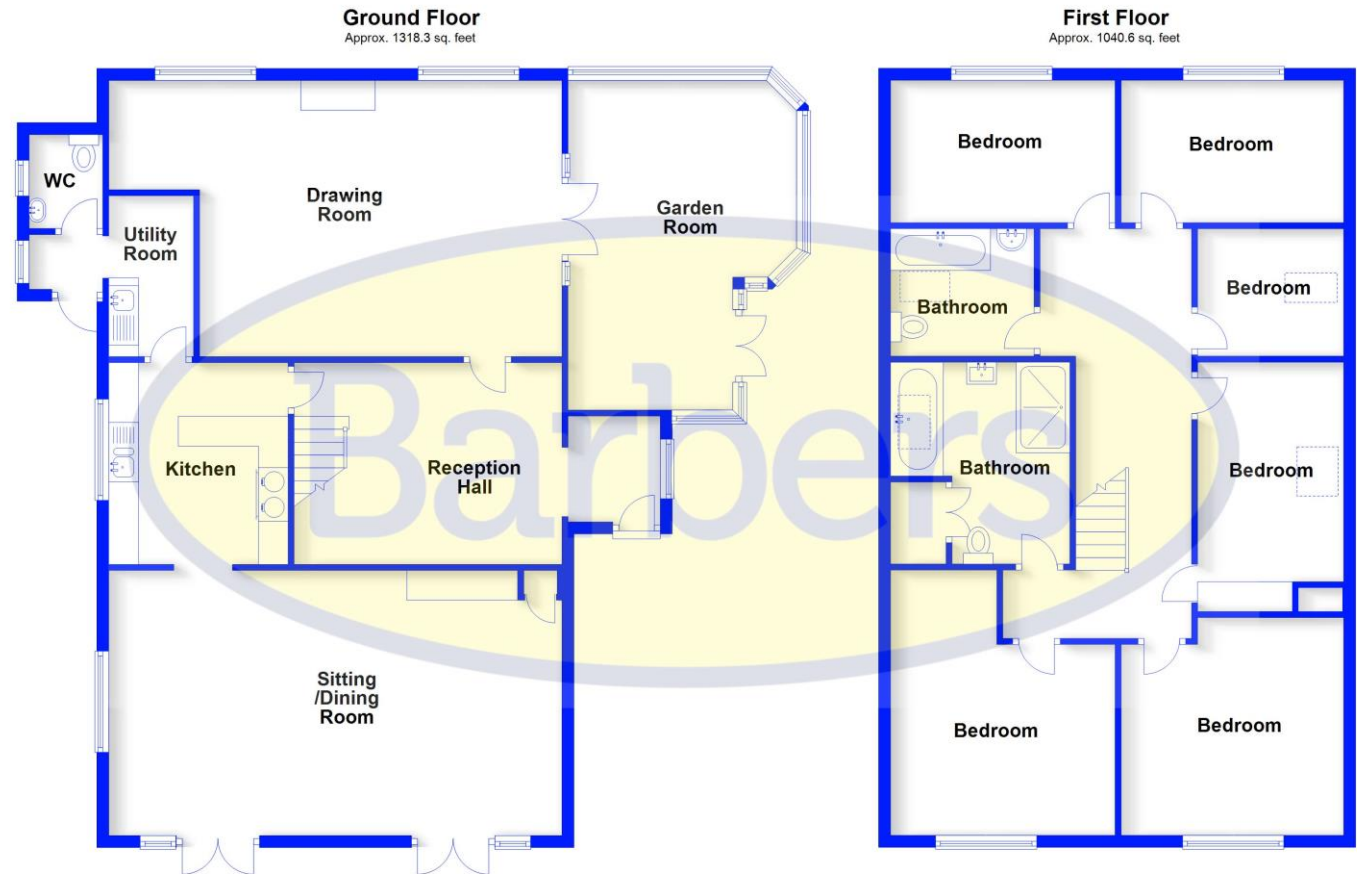
DRAWING ROOM
25' 2" x 15' 2" (7.67m x 4.62m)
max

BATHROOM TWO
7' 9" x 6' 8" (2.36m x 2.03m)

GARDEN ROOM
16' 4" x 12' 6" (4.98m x 3.81m)
max

BEDROOM ONE
12' 6" x 12' 5" (3.81m x 3.78m)
excluding wardrobes

BEDROOM TWO
12' 2" x 11' 9" (3.71m x 3.58m)



Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



WHITCHURCH
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