Barbers

The Old Court House, Old Hall Street, Malpas, SY14 8NE

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Freehold £550,000







This charming Victorian detached property on Malpas High Street provides generous living spaces, a kitchen/breakfast room, utility, downstairs WC, three double bedrooms including a master with walk-in wardrobe and en-suite, landscaped gardens, a garage and off-road parking.

- Victorian detached three-bedroom house
- Kitchen/Breakfast room
- Spacious formal dining room
- Lounge with a log burner
- A well-maintained, heated and carpeted cellar with electricity, offering a wonderfully versatile additional space
- Sitting room with two sets of patio doors to the garden
- Master bedroom with an ensuite and a walk-in wardrobe
- Beautifully landscaped rear garden
- Off road parking and a single garage
- EPC D, Council tax band F









Steeped in history and dating back to the late 1800s, The Old Court House is a home that instantly stirs the imagination. Full of character and endearing quirks yet offers the practicality needed for modern living.

Arriving via the rear entrance, a generous and welcoming hall sets the tone, with the convenience of off-road parking and garage just steps away. From the front, the outlook is charming: neighbouring period homes within a protected conservation area, with village life only moments from the door. Shops, a bakery, two pubs and restaurants, village hall, dentist, and doctors' surgery all sit within easy reach, adding to the sense of community that makes this village so sought after.

The ground floor offers an inviting flow of living spaces, including a large sitting room, a formal dining room and a bright breakfast kitchen, complemented by a cosy snug for quieter moments. Practicality is well catered for with a utility room and a cloakroom with WC and hand basin, while a side porch provides a useful everyday entrance. A large, versatile cellar provides unexpected space - perfect as a home office, playroom, or creative retreat.

For those who prefer to avoid stairs, a lift provides effortless access from the ground floor to the first







floor, making the home wonderfully inclusive.

Upstairs, three double bedrooms offer comfort and calm, all having built in storage. The master bedroom, with a walk-in wardrobe, en suite shower room, and a serene view over the garden towards Malpas Church - has a picture-perfect backdrop to wake up to.

The garden is where this home truly becomes something special. Lovingly described by the homeowner as "a little oasis in the middle of the High Street", it unfolds in layers - lawns, deep beds, ponds, mature trees and shrubs, a greenhouse and potting shed, and peaceful seating areas tucked away for quiet moments. Directly off the Sitting Room patio doors lies a small enclosed walled garden, with steps leading up to the main garden, creating a beautiful sense of discovery as you move through the space.

The Old Court House is a rare blend of history, charm, and practicality - a home with heart, offering something for families, couples and anyone seeking a place that feels truly special.



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LOCATION
Situated on the fringe of Malpas which is a large, busy village in South West Cheshire, it enjoys the benefits of both primary and secondary schools, restaurants and pubs, and a selection of shops. Whitchurch is 5 miles away and is a busy historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 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, drainage, gas and electricity are available. 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. Some internal images have been enhanced using AI to improve visual quality and presentation.

DIRECTIONS
From Whitchurch proceed on the A41 towards Chester, at the Horse & Jockey at Grindley Brook turn left and travel into Malpas. The property can be found on the left-hand side after the turning to Old Hall Court.

LOCAL AUTHORITY

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

ENERGY PERFORMANCE

EPC D. The full energy performance certificate (EPC) is available for this property upon request.

VIEWING

Please ring us on 01948 667 272 or Email: whitchurch@barbers-online.co.uk

METHOD OF SALE

For sale by Private Treaty.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.

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LOUNGE

14' 2" x 11' 9" (4.32m x 3.58m)

DINING ROOM

18' 5" x 11' (5.61m x 3.35m)

KITCHEN/BREAKFAST ROOM

14' x 9' 9" (4.27m x 2.97m)

SITTING ROOM

19' 1" x 14' 3" (5.82m x 4.34m)

MASTER BEDROOM

14' 5" x 9' 9" (4.39m x 2.97m)

ENSUITE

8' 1" x 6' 3" (2.46m x 1.91m)

BEDROOM TWO

14' 6" x 11' 1" (4.42m x 3.38m)

BEDROOM THREE

14' 1" x 11' 9" (4.29m x 3.58m)

BATHROOM

9' 9" x 8' 1" (2.97m x 2.46m)

SINGLE GARAGE

16' 8" x 9' (5.08m x 2.74m)

CELLAR ROOM ONE

12' 2" x 8' 4" (3.71m x 2.54m)

CELLAR ROOM TWO

8' 8" x 7' 3" (2.64m x 2.21m)



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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WHITCHURCH
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