



Grove House
Malpas, Cheshire

GROVE HOUSE



A wonderful period family home located in the heart of Malpas



Grove House
High Street, Malpas, Cheshire, SY14 8PR



A handsome Georgian property situated in the heart of the popular village of Malpas

- Spacious dining hall
- Cloakroom and WC
- Cellar
- Breakfast kitchen with Aga with dining area
- Utility room
- Drawing room
- Sitting room
- Master bedroom with en-suite bathroom
- 4 further double bedrooms
- Family bathroom
- Wet room
- Substantial games room
- Double car port
- Large parking area
- Private rear garden with potting shed



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Situation

Grove House is located just off Malpas High Street, in a peaceful and enviable village setting. Malpas offers an excellent array of local amenities, including a convenience store with bakery, public houses, restaurants, an attractive historic church and a doctors' surgery. Local recreational opportunities include Crown Green Bowls, cricket, tennis and football at Malpas and District Sports Club, a youth club, numerous golf clubs and some outstanding walks along the Bishop Bennet Way which boasts stunning countryside views.

Grove House is within catchment for Malpas Alport Primary School and Bishop Heber High School, the latter deemed "outstanding" by Ofsted. Independent schools in the region include King's and Queen's Schools in Chester, Ellesmere College and Moreton Hall.

In addition to the property's first class setting, Grove House is well-positioned for commuting to the commercial centres of the North West via the A41 and A49 leading to the motorway network. Both Chester and Crewe have mainline connections

with services to London Euston in under 2 and 1.5 hours respectively.

The property

Grove House is a particularly striking Georgian semi-detached property with spacious internal accommodation spread over three floors, quietly tucked away just off Malpas High Street.

The property has been lovingly maintained by the current vendors providing immaculate presentation throughout including many

Spacious accommodation over three floors

attractive original features, creating a beautifully presented and spacious family home.

The accommodation

A pitched canopy porch with solid panelled door gives way to a impressive and welcoming dining hall with oak flooring, continuing into the central hall way which leads to the principal reception rooms. A cloaks room with WC is positioned directly off the dining hall. Access to the brick vaulted cellar is from the central reception hall through a solid door down a flight of steps.

At the heart of the home is the breakfast kitchen with natural slate flooring and a comprehensive range of Tegla solid wood hand built wall and base units with black honed granite work top over. The focal point of the kitchen is the gas two oven Aga with decorative tile splash back. The central island provides additional base units and drawers under a solid work top and features Integral appliances including a Bosch fridge and combined microwave/oven. There is also an integral dishwasher, Gaggenau three ring gas hob and Belfast sink. A useful larder cupboard provides excellent storage next to an area perfect for a sizable dining table.

The kitchen enjoys a generous utility room with quarry tile floor, perfect for laundry appliances with storage cupboard and door accessing the front parking area and car port.

To the rear of the house is the elegant drawing room with twin aspects with open fireplace with marble surround, mantle and hearth. The beautiful rear garden can be enjoyed through the attractive large bay window.

The sitting room enjoy views over the rear garden and patio and features a Tiger real effect gas log burner with slate hearth and marble surround. A door to the patio and rear garden leads directly from the reception hall in between the two reception rooms.

To the first floor, is accessed by an impressive painted spindle staircase is the magnificent master bedroom with cast iron decorative fireplace and sizable en-suite bathroom comprising built-in cupboards, wash hand basin within a fitted unit, panelled bath, WC and bidet. A small door accesses under-eaves storage space.

Two further double bedrooms, a fully tiled wet shower room, family bathroom with limestone flooring, clawfoot roll top bath, wash hand basin , WC and large laundry cupboard housing the central heating boiler are all easily accessed from the first floor landing. A further staircase rises to the second floor leading to two further double bedrooms and a substantial games room with pine flooring, exposed purlins and truss.

Gardens and grounds

Grove House is approached through private gates and a brick splayed entrance. An ample paved area suitable for parking for several vehicles leads to a double carport, garden shed and the front door. To the rear lies a charming and beautifully maintained garden with central lawn area, well stocked borders with mature trees and plants. A useful potting sheds adjoins the York stone paved patio area which can be access directly from the property through rear door off the central reception hall.

Fixtures and fittings

All fixtures and fittings, furniture, carpets, curtains, lighting, garden ornaments and statutory are excluded from the sale. Some may be available by separate negotiation

Services

Mains drainage, water, gas and electricity.

Tenure

The property is sold freehold with vacant possession upon completion.

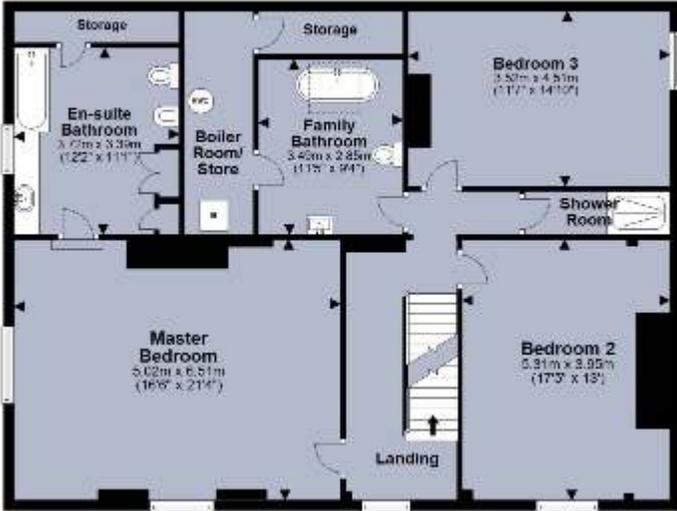


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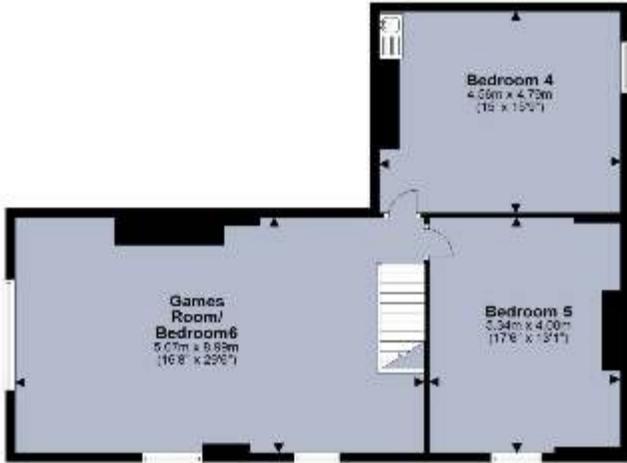
Ground Floor



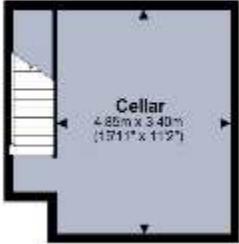
First Floor



Second Floor

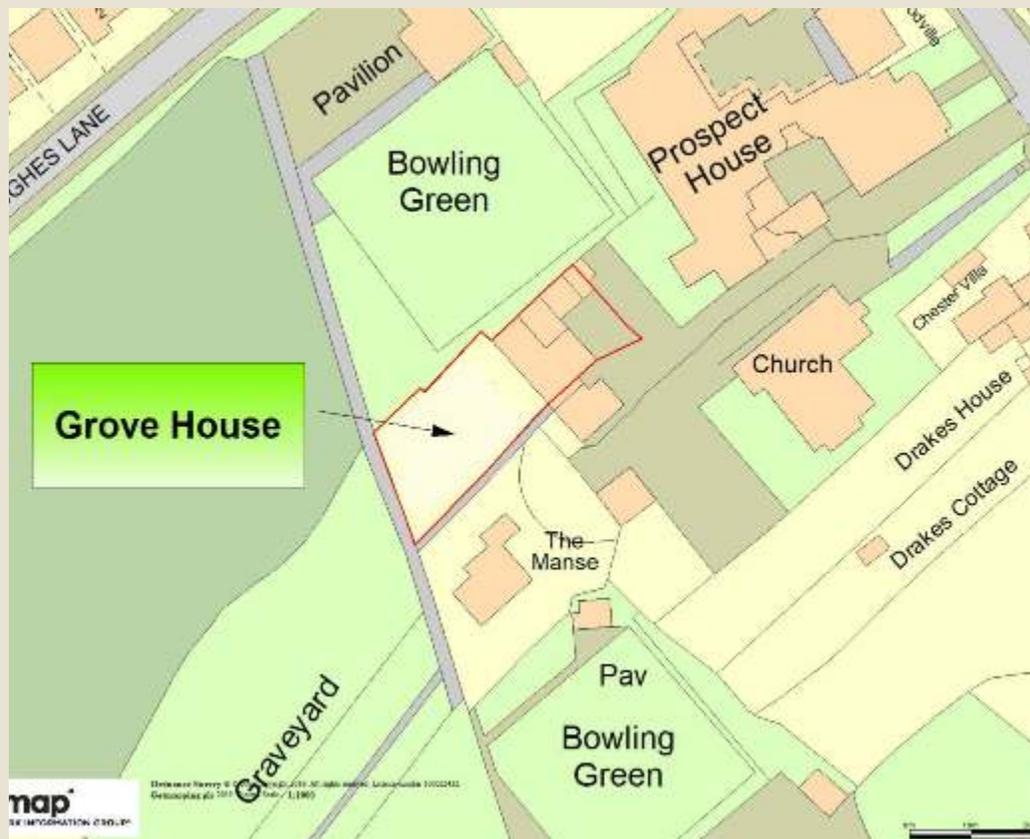


Basement



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(93-100) A		
(81-92) B		
(69-80) C		80
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Private and charming rear garden



Approximate Travel Distances



Locations

- Wrexham - 12 miles
- Chester - 15 miles
- Liverpool - 35 miles
- Manchester - 53 miles



Nearest Stations

- Chester - 15 miles
- Crewe - 21 miles



Nearest Airports

- Liverpool John Lennon - 37 miles
- Manchester - 47 miles

Directions

Proceed to Malpas off the A41 from the Hampton Heath roundabout onto the B5069. Continue past the Bishop Heber High School and upon reaching the village turn right at the T-junction at the top of the high street. Turn immediately left into the drive next to Prospect House Nursing Home. Keep to the right where the drive forks and Grove House will be found on the right at the end of the drive.

Viewings

Strictly by appointment through the selling agents Fisher German. T: 01244 409660
E: chesteragency@fishergerman.co.uk

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