



Foothills, Bulkeley, Malpas, Cheshire

For the finer things in property.

**STRUTT  
& PARKER**

BNP PARIBAS GROUP

# Foothills, Bulkeley, Malpas Cheshire, SY14 8BQ

A delightful cottage requiring modernisation in a picturesque setting close to Peckforton and Bunbury

## The property

Foothills is set in the most idyllic surroundings and whilst in need of renovation, offers the discerning buyer a wonderful opportunity to develop a special home in a sought-after location. Just 1.2 miles from the beautiful areas of Peckforton and Beeston and access to the thriving villages of Bunbury (3.5 miles) and Tarporley (7 miles). Foothills enjoys access to some of the most beautiful countryside Cheshire has to offer with Bulkeley Woods to the rear of the property, and nearby Sandstone Trail. Excellent amenities can be found in the villages of Bunbury and Tarporley with a more extensive range found in the market towns of Malpas to the south and Nantwich to the east. Chester is 14 miles north-west, offering diverse shopping, recreational, educational and cultural facilities.

The property's history; what was once a thatched cottage and originally part of the Cholmondeley Estate it has more recently been privately owned by the same family for three generations. Briefly, the cottage comprises a kitchen/breakfast room with pantry, ground floor bathroom and separate W.C. On a split level, up a few steps to the dining room and on to the sitting room with open fireplace.

## Chester

The Coachworks, Northgate Street, CH1 2EY

**01244 354880**

[chester@struttandparker.com](mailto:chester@struttandparker.com)

Completing the ground floor is the useful utility room and store, with garden access to the rear. The first floor offers two spacious double bedrooms at either end of the cottage and a central single bedroom.

## Outside

A sandstone retaining wall envelopes the front lawned garden and the gated driveway sits to the side of the property. To the rear, steps follow up to the generous lawned gardens bordered by mature hedging and enjoying a selection of fruit trees. (To the rear of the gardens is a small meadow which is available to rent from the vendor, to be agreed by separate negotiation).

## General

**Local authority:** Cheshire East

**Services:** Mains electricity, water and drainage. Propane gas fired central heating.

**Council tax:** Pending

**EPC rating:** G

**Tenure:** Freehold

**Guide Price:** £275,000

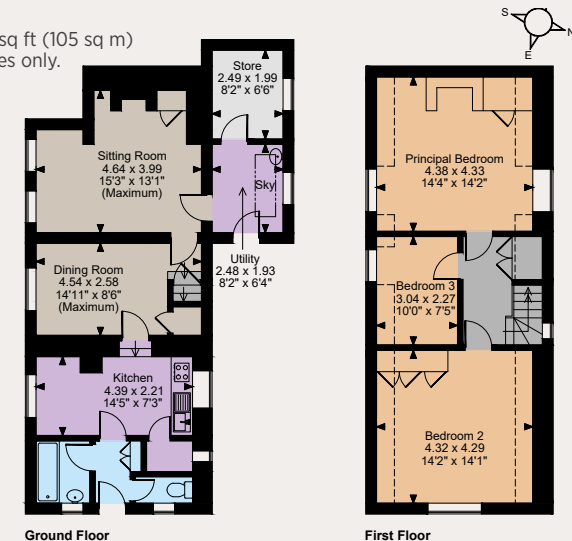
**Agents note:** The property is located in a conservation area.

Fixtures and fittings are excluded from the sale but may be available by separate negotiation.

## Directions

Satnav will take you to the property using SY14 8BQ. Alternatively use the What3Words app: [annual.verbs.conjured](#)

Floorplans  
House internal area 1,135 sq ft (105 sq m)  
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.  
--- Denotes restricted head height  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8584647/SS



## IMPORTANT NOTICE

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective Tenant must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise or accept the Property as is on arrival. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Landlord. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective Tenants in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken Aug 2023. Particulars prepared Feb 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.