



The Stables

Hitchens Lane, Bulkeley, Malpas, Cheshire

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& PARKER**
BNP PARIBAS GROUP

A detached house with spacious, stylish accommodation, attractive gardens, stables and extensive grounds

A luxury detached home with far-reaching grounds, barns and stabling, in a picturesque rural Cheshire setting. The property features extensive accommodation of the highest quality, with stylish décor, modern fittings and light, spacious reception rooms, providing plenty of space in which to relax as a family or entertain guests.



2 RECEPTION
ROOMS



5 BEDROOMS



6 BATHROOMS



OUTBUILDING



11.8 ACRES



FREEHOLD



RURAL/
VILLAGE



4,200 SQ FT



GUIDE PRICE
£1,500,000



The property

The Stables is a magnificent detached property, offering more than 4,000 square feet of luxurious, stylish accommodation. There are five bedrooms and two flexible reception rooms across two floors, with all the living space finished and presented to the highest and most elegant contemporary standards.

The open, welcoming reception hall provides a splendid welcome to the property with its arched, full-height windows, highly polished wooden flooring, double-height ceiling and galleried walkway landing above, which is reached by the bespoke wooden staircase with its glass balustrade.

From the reception hall, double doors lead to the generous drawing room, which has a dual aspect including bi-fold doors connecting to the garden, while further double doors lead from the hallway to the open, social kitchen, dining area and sitting room. With tiled flooring, tall windows and bifold doors opening to the front garden, this splendid open-plan room is the ideal living and entertaining space. The

kitchen itself has sleek modern fitted units, a central island with a breakfast bar and integrated appliances, while the adjoining utility room offers further space for appliances and home storage.

Additionally on the ground floor there is a home gym, as well as two double bedrooms with en suite bathrooms, both of which also benefit from built-in wardrobes.

Two staircases lead to the first-floor accommodation, where there are a further three well-presented double bedrooms, including the stunning principal bedroom with its dressing room and en suite bathroom, which features a large freestanding round bathtub and a walk-in shower. The main first-floor landing also leads to a family bathroom and a dressing room.



Outside

The property sits on a substantial plot with several outbuildings and extensive grounds. These include a large barn and stables block totalling more than 3,500 square feet of floor space, with stabling for up to five horses, as well as a tack room.

The facility offers the potential for a commercial stabling operation or a smallholding, with the grassy fields and paddocks being ideal for equine training, or for grazing livestock. Access to the property itself comes via security gates at the front, which open onto the driveway, providing plenty of parking space in front of the idyllic pond with its wooden deck, as well as leading to the three-bay carport. There is a further gated entrance on the other side of the pond, providing access towards the barn and stables. The gardens surrounding the house have beautiful rolling lawns with various shrubs, hedgerows and mature trees, while at the back of the house there is also a paved courtyard garden, which is ideal for al fresco dining.

Location

The property lies in the small village of Bulkeley, surrounded by beautiful rolling countryside. The larger village of Malpas lies six miles to the south, with its selection of shops and local amenities, including a doctor's surgery and post office. Malpas is also home to several primary schools, as well as the well-regarded secondary, Bishop Heber High School.

Around nine and 10 miles away respectively, Nantwich and Whitchurch offer a larger selection of shops and local facilities, while the vibrant and historic city of Chester is also within easy reach, with its superb shopping, leisure and cultural facilities. The area is well connected by a strong network of A-roads, while the M53 and M56 are both accessible just north of Chester.

Distances

- Malpas 5.7 miles
- Nantwich 8.8 miles
- Whitchurch 10.2 miles
- Crewe 13 miles
- Chester 13 miles
-

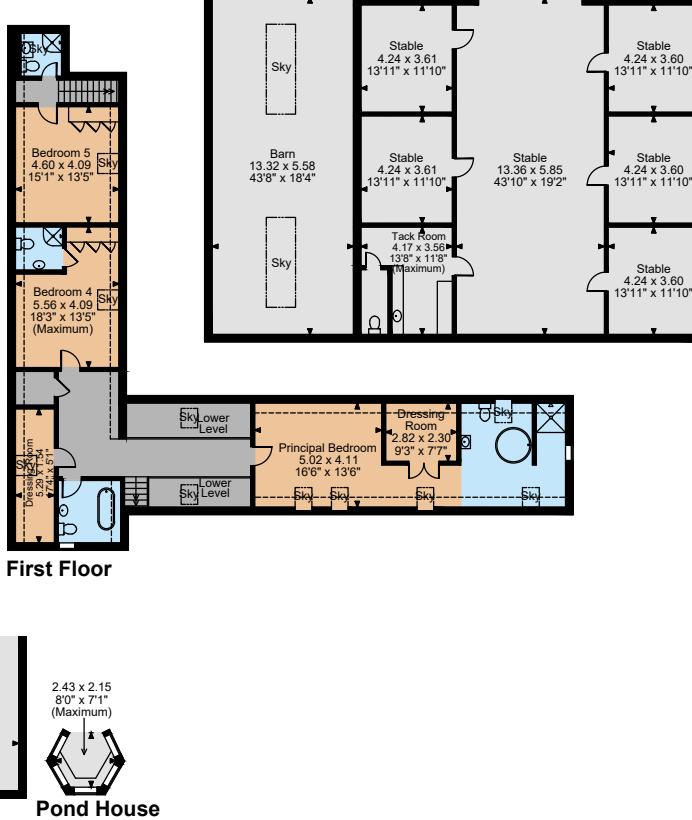
Nearby Stations

- Whitchurch (Shropshire)

Key Locations

- Cholmondeley Castle Gardens
- Beeston Castle and Woodland Park
- Whitchurch Heritage Centre
- Nantwich Museum
- The Ice Cream Farm
- Bolesworth Castle
- Grosvenor Museum (Chester)
- Chester Cathedral
- Erddig Hall (National Trust)





The position & size of doors, windows, appliances and other features are approximate only.

Denotes restricted head height

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Floorplans

Main House internal area 4,200 sq ft (390 sq m)

Outbuilding internal area 3,705 sq ft (344 sq m)

Total internal area 7,905 sq ft (859 sq m)

For identification purposes only.

Directions

Post Code: SY14 8BX

what3words: ///ringside.explored.snipped

General

Local Authority: Cheshire East Council

Services: Mains electricity, water and drainage.

Underfloor heating throughout. Solar panels and air source heat supply.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: A

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Cheshire & North Wales

01244 354880

cheshire@struttandparker.com
struttandparker.com



@struttandparker

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