

West End House  
Church Street, Malpas, Cheshire



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& Parker

Land and property. Since 1885.

A striking and beautifully presented three-storey period home, offering extensive and versatile accommodation, set within a charming landscaped garden in a sought-after Cheshire village

West End House is a handsome period property combining traditional charm with elegant modern styling. The house provides approximately 2,730 sq ft of beautifully appointed accommodation arranged over three floors, characterised by high ceilings, sash windows and quality finishes throughout.

The ground floor comprises a range of well-proportioned reception rooms. The spacious sitting room features a striking wooden fireplace surround and stylish herringbone-pattern wood flooring, which flows through much of the level. To the rear, an impressive open-plan kitchen and dining room forms the heart of the home, with a vaulted ceiling and skylights, a central island, and a SMEG range cooker. French doors open from the dining area onto the garden. A separate snug, a dedicated study, utility room and a cloakroom complete the ground-floor layout.

On the first floor, the principal suite features a dressing room and an en suite shower room. A further double bedroom benefits from an elegant en suite bathroom with a roll-top bath and separate shower, alongside an additional bedroom. The second floor provides two further double bedrooms and a family bathroom, offering an ideal space for guests or a growing family.

Outside, the property enjoys an enclosed rear garden with stone-flagged terrace providing an excellent space for al fresco dining, leading to a lawn flanked by well-stocked borders and timber fencing. A detached timber-clad outbuilding offers a large workshop to the ground floor with a versatile studio above. Adjacent is a sheltered carport, with further parking available on the private driveway.



**Location**

Malpas is a historic and well-regarded North Cheshire village with a strong sense of community and a range of everyday amenities including independent shops, cafés and a highly regarded secondary school. The nearby market towns of Whitchurch and Nantwich provide a wider selection of retail and leisure facilities, while the city of Chester offers an extensive range of cultural, commercial and recreational amenities.

The area is particularly well served by schooling, with a number of highly regarded independent schools within easy reach including King's and Queen's in Chester, Abbey Gate College, Ellesmere College, Packwood Haugh and Moreton Hall.

Communications are good, with rail services from Whitchurch and Chester providing connections to London and the wider network, and the M53 and M56 offering access towards Liverpool, Manchester and the national motorway system.

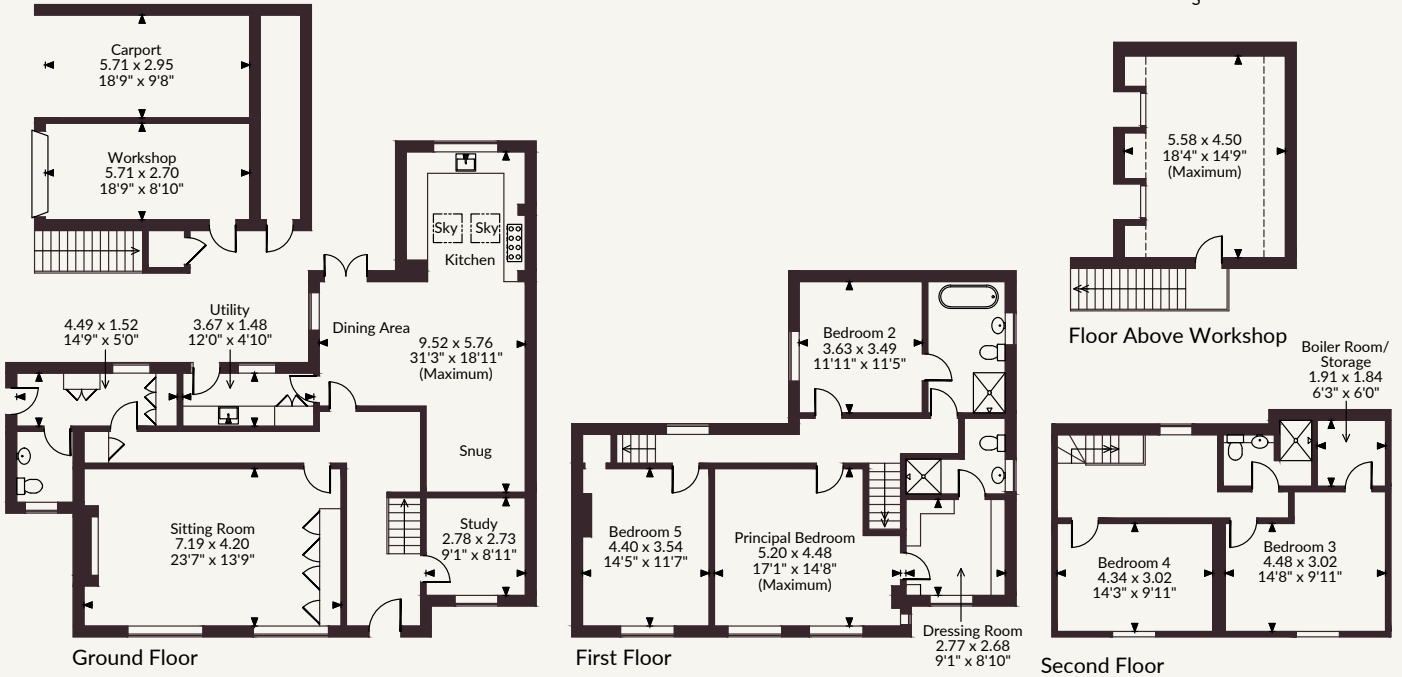
**General**

Local Authority: Cheshire West and Chester  
 Services: Mains electricity, gas, water and drainage  
 Council Tax: Band G  
 EPC Rating: Band C  
 Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items 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.  
 Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

2,730 sq ft (254 sq m)  
 3 reception rooms  
 5 bedrooms | 3 bathrooms  
 Garden  
 Carport | Outbuilding  
 Freehold | Village

Guide price £899,995





FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

--- Denotes restricted head height

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## Cheshire & North Wales

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