






Hampton Post
Old Coach Road, Hampton, Malpas, Cheshire


A stylish Grade II listed country house with seven bedrooms and highly attractive contemporary styling


A handsome detached period home with more than 4,000 square feet of beautifully appointed accommodation. Set in a rural position two miles from the historic market town of Malpas, the property dates from the mid 17th century and features exposed timber beams and other character features, alongside elegant contemporary styling and attractive bespoke fittings


**5 RECEPTION ROOMS**


**6 BEDROOMS**


**4 BATHROOMS**


**GARAGE**

**GENEROUS GARDENS**

**FREEHOLD**

**RURAL**

**4,415 SQ FT**

**GUIDE PRICE £1,200,000**

The property

Hampton Post is an impressive Grade II listed house dating from 1615 with later additions. Much of the accommodation retains its original character features, including exposed timber beams and grand fireplaces, while modern renovations have installed beautifully crafted bespoke fittings, which fit seamlessly with the period details.

The ground floor has five flexible reception rooms, including the comfortable snug with its tiled flooring and imposing fireplace. Across the front of the house there is also a sitting room with wooden flooring and a fireplace fitted with a logburner, and a family room with an attractive cast-iron and tiled fireplace. Towards the rear, the extended dining room features conservatory-style panoramic windows and a glass ceiling, as well as flagstone flooring, exposed brickwork and a woodburning stove. Built into the flooring, with a glass cover, is the delightful former brick-lined well. There is also a bar area which is ideal for entertaining and an adjacent study. Also on the ground floor, the well-equipped kitchen is fitted with

shaker-style units to base and wall level, as well as a central island with a breakfast bar and an Aga. The adjoining pantry and boot room/utility provide further space for appliances and storage, as does the cellar.

The first floor provides four double bedrooms, including the luxury principal bedroom with its dressing room, en suite shower room and French doors opening onto the roof terrace. One further bedroom on the first floor is en suite with its own dressing room, while the first floor also has a family bathroom. A further two bedrooms are found on the second floor, along with a useful study. Additionally, the second floor has a shower room and an attic storage space.

Outside

At the front of the property, the driveway provides plenty of parking space, while a second entrance to the rear provides access to the detached double garage and further parking. Outbuildings also include a barn, while the garden at the rear has a patio area for al fresco dining, a covered dining area, well-



stocked borders with various shrubs and flowering perennials, and a large open meadow beyond.

Location

The property lies in the small village of Hampton, surrounded by beautiful rolling countryside. The market town of Malpas lies two 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 outstanding-rated secondary, Bishop Heber High School. Six miles away, Whitchurch offers 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 2.0 miles
- Whitchurch 6.1 miles
- Nantwich 10 miles
- Wrexham 13 miles
- Chester 13.5 miles
- Crewe 15 miles

Nearby Stations

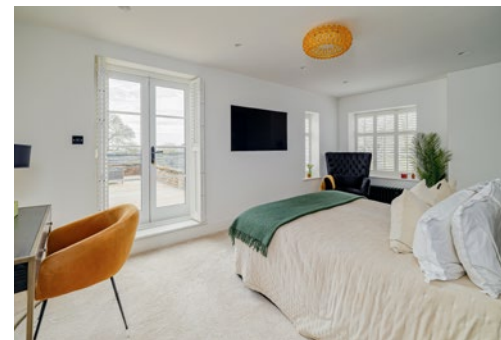
- Whitchurch (Shropshire)

Key Locations

- Cholmondeley Castle Gardens
- Beeston Castle and Woodland Park

Nearby Schools

- Bishop Heber High School
- Abbey Gate College
- The King's School
- The Queen's School
- The Grange School
- Cransley School





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

□□□ Denotes restricted head height

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Floorplans

House internal area 4,415 sq ft (410 sq m)

For identification purposes only.

Directions

Post Code SY14 8AA

what3words: ///scramble.character.coasted

General

Local Authority: Cheshire West and Chester

Services: Mains electric and water. Private drainage that we understand complies with current regulations. oil fired central heating.

Council Tax: Band G

EPC Rating: E

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/>

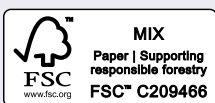
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