



THE OLD SCHOOL HOUSE

High Street, Malpas

Rickitt
Partnership

Unique Grade II three bedroomed house

Grade II listed house ♦ Three bedrooms ♦ Two reception rooms ♦ Wealth of features & character ♦ Kitchen/dining room ♦ Good sized rear garden ♦ NO CHAIN

Description

A historic Grade II listed three bedroomed house on the high street of Malpas village. This period mid terrace was built in 1745 by money left by Richard Alport of Overton Hall to fund a charity school for the poor of Malpas. The later additions were added in 1815 and 1833, which are separate properties now. This unique house a wealth of character and has two reception rooms and a dining kitchen. To the rear, is a good sized garden with paved area and lawn.

Entrance Hall

Timber floor.

Sitting Room

Open fireplace with exposed brickwork back and tiled hearth. Open staircase to first floor with storage cupboard beneath. Exposed timber ceiling. Double glazed window to front. Part tiled floor. Skylight. Two radiators.

Drawing Room

Open wrought iron fireplace with ornate stone surround and slate hearth. Exposed timber ceiling. Double glazed window to front. Double glazed window to rear. Two large radiators.

Dining Kitchen

Range of wall and base units with timber work surface above and inset sink unit with mixer tap. Floor to near ceiling storage unit with Siemens one and a half oven. Siemens electric four ring hob with extractor above. Area for table and chairs. Three double glazed windows to side with part double glazed door and part





double glazed French door to side. Part double glazed French doors to rear. Tiled floor. Two radiators.

First Floor Landing

Double glazed window to front. Radiator. Timber floor.

Bedroom One

Double glazed window to front. Double glazed window to rear. Two fitted wardrobes. Radiator.

Bedroom Two

Double glazed window to rear. Radiator.

Bathroom

Bath with shower over, low level WC and hand wash basin. Tiled floor. Frosted double glazed window to rear. Radiator.

Inner Hall

Open staircase to third bedroom with storage cupboard below. Window to side. Built in wardrobe. Radiator.

Second Floor

Bedroom Three

Exposed timber beams. Two skylights to rear.

En suite

Low level WC and hand wash basin.

Outside

Enclosed frontage with two box hedged garden areas and brick paved path to front door.

The good size rear garden has paved terraced area opening to a lawned garden with trees, plants and shrubs.

Property Information

The council tax is band E. We understand the property is freehold. With mains water, electricity and drainage are connected. Gas fired central heating and hot water.



Floorplans

For identification purpose only. Not to scale.

Old School House, High Street, Malpas, Cheshire Approximate Gross Internal Area 145 Sq M/1561 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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