



'THE LINDENS' | CHURCH STREET | MALPAS | SHROPSHIRE | SY14 8PD | INFORMAL TENDER £350,000 - £395,000 PLUS



A rare opportunity to acquire a charming three-bedroom detached true bungalow, occupying an enviable position with a majestic outlook towards the historic church opposite and delightful rear gardens enjoying exceptional far-reaching countryside views.

Brimming with character and potential, this individual home presents an exciting opportunity for purchasers wishing to modernise, reimagine and create a truly special home in a wonderfully picturesque setting.

The generous single-storey accommodation offers excellent proportions and considerable scope for contemporary improvement, subject to any necessary consents. The property provides three bedrooms alongside spacious and light-filled living accommodation, with the principal reception room featuring attractive parquet flooring, a feature fireplace and windows drawing in an abundance of natural light. The existing layout provides an excellent foundation from which to create a stylish and highly individual home.

Outside is where the property truly distinguishes itself. The delightful rear gardens provide an established and wonderfully private setting, with mature trees and planting offering enormous potential for keen gardeners and those seeking substantial outdoor space. Beyond, the property enjoys exceptional open views across the surrounding countryside, creating an impressive sense of space and tranquillity. To the front, the bungalow enjoys an equally captivating setting, with a magnificent view towards the historic church opposite, giving the property a distinctive outlook and considerable charm. A driveway provides off-road parking and leads to the garage. Combining an exceptional setting, generous accommodation and immense potential for modernisation, this is a genuinely exciting opportunity to transform an individual detached bungalow into a superb forever home.

FOR SALE BY INFORMAL TENDER (Friday 20th November 2026 at 12 Noon).

Subject to conditions & prior sale. GUIDE PRICE £350,000 - £395,000 PLUS

NO CHAIN

AN APPOINTMENT TO VIEW IS HIGHLY RECOMMENDED





DIRECTIONS

From Nantwich town centre, proceed south-west along Welsh Row and Chester Road, then turn onto Monks Lane and follow Wrexham Road towards Malpas.

Continue through the villages of Bickley and No Man's Heath, following signs for Malpas.

On reaching the village, continue along Old Hall Street before turning sharply left onto Church Street, where the property will be found opposite the stunning historic church.

The journey is approximately 14.5 miles and typically takes around 25 minutes, subject to traffic.

LOCATION – MALPAS

Malpas is a sought-after historic village in south Cheshire, centred around its traditional High Street and offering a good range of everyday amenities, including independent shops, cafés, pubs, a supermarket, medical facilities and well-regarded schools. The village is surrounded by attractive Cheshire countryside while providing convenient access to Whitchurch, Nantwich, Chester and Wrexham, with the A41 nearby for wider regional travel.

INFORMAL TENDER PROCESS:-

FOR SALE BY INFORMAL TENDER ON FRIDAY 20TH NOVEMBER 2026 AT 12 NOON. (Subject to Conditions & Prior Sale).
GUIDE PRICE £350,000 - £395,000 PLUS.

The property is to be sold by informal tender (subject to conditions & prior sale).

Tender forms are to be completed fully, and they are available upon request via the selling agents - Nantwich office. Tenders are to be submitted in writing by 12 noon on Friday 20th November 2026 & addressed to Louise Chapman (Branch Manager) at Wright Marshall, 56 High Street, Nantwich, Cheshire, CW5 5BB.

Please contact Louise on: louisechapman@wrightmarshall.co.uk / 01270 625410 if required.





THE ACCOMMODATION:-

With approximate dimensions, comprises;

ENTRANCE HALL 19'3 x 5'7

CLOAKS WC 5'11 x 2'7

WET ROOM 8'7 x 5'10





LIVING ROOM 17'10 x 14'7

DINING ROOM 13'5 x 11'11





KITCHEN BREAKFAST ROOM 11'11" x 8'9"



BEDROOM ONE 11'11" x 11'3"

BEDROOM TWO 11'11" x 9'9"





BEDROOM THREE / OFFICE 9'2 x 5'8



ATTACHED DOUBLE GARAGE 16'2 x 15'0

EXTERIOR

The plot is of a particularly generous size which is predominantly laid to lawn to the rear. There is also a planted & gravelled frontage with captivating view of the church.

Vehicular access to the side leads down into the garden where there is also the attached double garage and parking area. Numerous fruit trees, shrubs & plants feature within the pretty garden.

EPC RATING: E

COUNCIL TAX BAND: E

SERVICES

All mains gas, water & electricity services are connected or available locally (subject to statutory undertakers costs & conditions). Gas fired central heating. Private drainage (septic tank). NOTE: No tests have been made of electrical, water, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services.

TENURE

Presumed Freehold with vacant possession upon completion (Subject to Contract).

VIEWING

Strictly by appointment with the Agents Wright Marshall Nantwich Office. Tel: 01270 625410

E-mail: nantwichsales1@wrightmarshall.co.uk. Opening Hours: Mon-Fri 9.00-5.30pm, Sat 9.00-4.00pm.

SALES PARTICULARS & PLANS

The sale particulars and plan/s have been prepared for the convenience of prospective purchasers and, whilst every care has been taken in their preparation, their accuracy is not guaranteed nor, in any circumstances, will they give grounds for an action in law.

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ALL MEASUREMENTS

All measurements are approximate and are converted from the metric for the convenience of prospective purchasers. The opinions expressed are those of the selling agents at the time of marketing and any matters of fact material to your buying decision should be separately verified prior to an exchange of contracts.

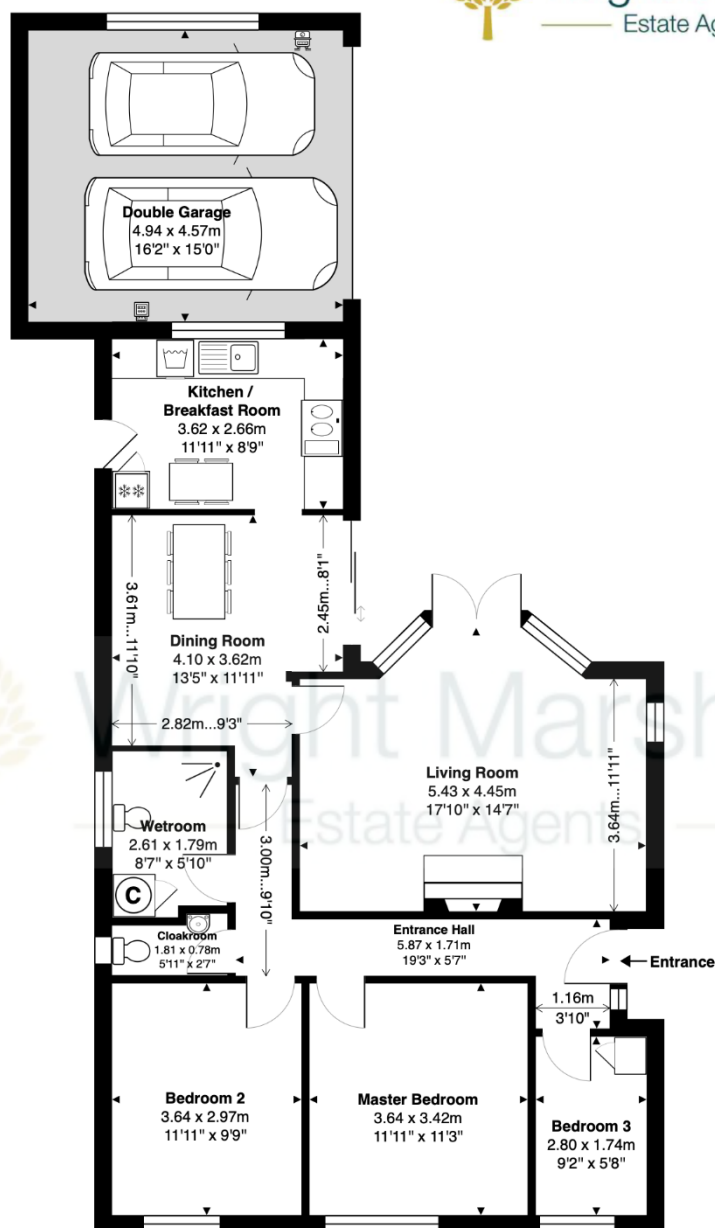
MARKET APPRAISAL

"Thinking of Selling"? Wright Marshall have the experience and local knowledge to offer you a free marketing appraisal of your own property without obligation. Budgeting your move is probably the first step in the moving process. It is worth remembering that we may already have a purchaser waiting to buy your home.





Wright Marshall
Estate Agents



THE LINDENS, CHURCH STREET, MALPAS, CHESHIRE, SY14 8PD

Approximate Gross Internal Area: 114.2 m² ... 1229 ft² Includes Double Garage

Whilst every attempt has been made to ensure accuracy, all measurements are approximate.

This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.

Floor plan produced by Leon EPC & Floorplan 2026. Copyright.

Wright Marshall
Estate Agents

Tel : 01270 625410

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