



Bank Farm House, Bickley Town Lane,  
Malpas, Cheshire

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# Bank Farm House

Bickley Town Lane,  
Malpas,  
Cheshire  
SY14 8EQ

A substantial Victorian Country House situated within an idyllic location offering far reaching countryside views.

Bickley 0.7 mile, Nomans Heath 1.3 miles, Malpas 3.3 miles, Wrenbury station 5.4 miles (London Euston 2 hours 5 minutes), Whitchurch 6.2 miles, A55 North Wales Expressway 15.3 miles, Wrexham 16.4 miles, Chester 16.6 miles

Porch | Reception hall | Sitting room | Dining room | Drawing room | Conservatory | Reception room | Kitchen/breakfast room | Utility room | Cloakroom | Cellar | Principal bedroom with en-suite bathroom | 5 additional bedrooms, 2 with en-suite shower rooms | Family bathroom | 3 second floor rooms | Garden | Double garage | Garden store | EPC rating E

## The property

Dating in part from 1810, Bank Farm house is an impressive red brick and part-black and white timbered character property offering more than 5,000 sq. ft. of flexible accommodation arranged over four floors maximising the panoramic views over surrounding countryside. The renovations and upgrades conducted by the current owners have been done so in line with the house's history. The accommodation flows from a welcoming reception hallway and leads to a large kitchen/breakfast room. The kitchen provides a feature fireplace with 1898 datestone and woodburning stove, textured stone flooring, a range of wall and base units, modern integrated appliances, a useful pantry and neighbouring fitted utility room.

There is a generous dining room with herringbone parquet flooring and feature ingle, a well-proportioned sitting room with woodblock flooring and feature cast iron open fire-place, an extensive drawing room with feature cast iron open fire-place and doors to a spacious part-vaulted conservatory with French doors to the terrace. Completing the ground floor is a versatile reception room which is currently configured as a gym and a useful cloakroom. The property also benefits from a generous cellar, suitable for a variety of uses.

The first floor offers a spacious principal bedroom with feature fire-place, built-in storage and large en-suite bathroom, two additional bedrooms with en-suite shower rooms, three further well-proportioned bedrooms and a spacious fully tiled family bathroom. On the second floor the property offers three inter-connecting rooms, all suitable for a variety of uses including conversion to additional accommodation if required.

## Outside

Occupying an elevated position the property can be approached over two gravelled driveways providing parking for multiple vehicles, one giving access to the integral double garage and the other to a useful 17 ft. garden store. Extending to approximately 1.25 acres the gardens incorporate two large elevated paved areas providing stunning countryside views. The landscaped garden surrounding the property is laid mainly to lawn bordered by well-stocked flower and shrub beds and features a garden pond with decked seating area.









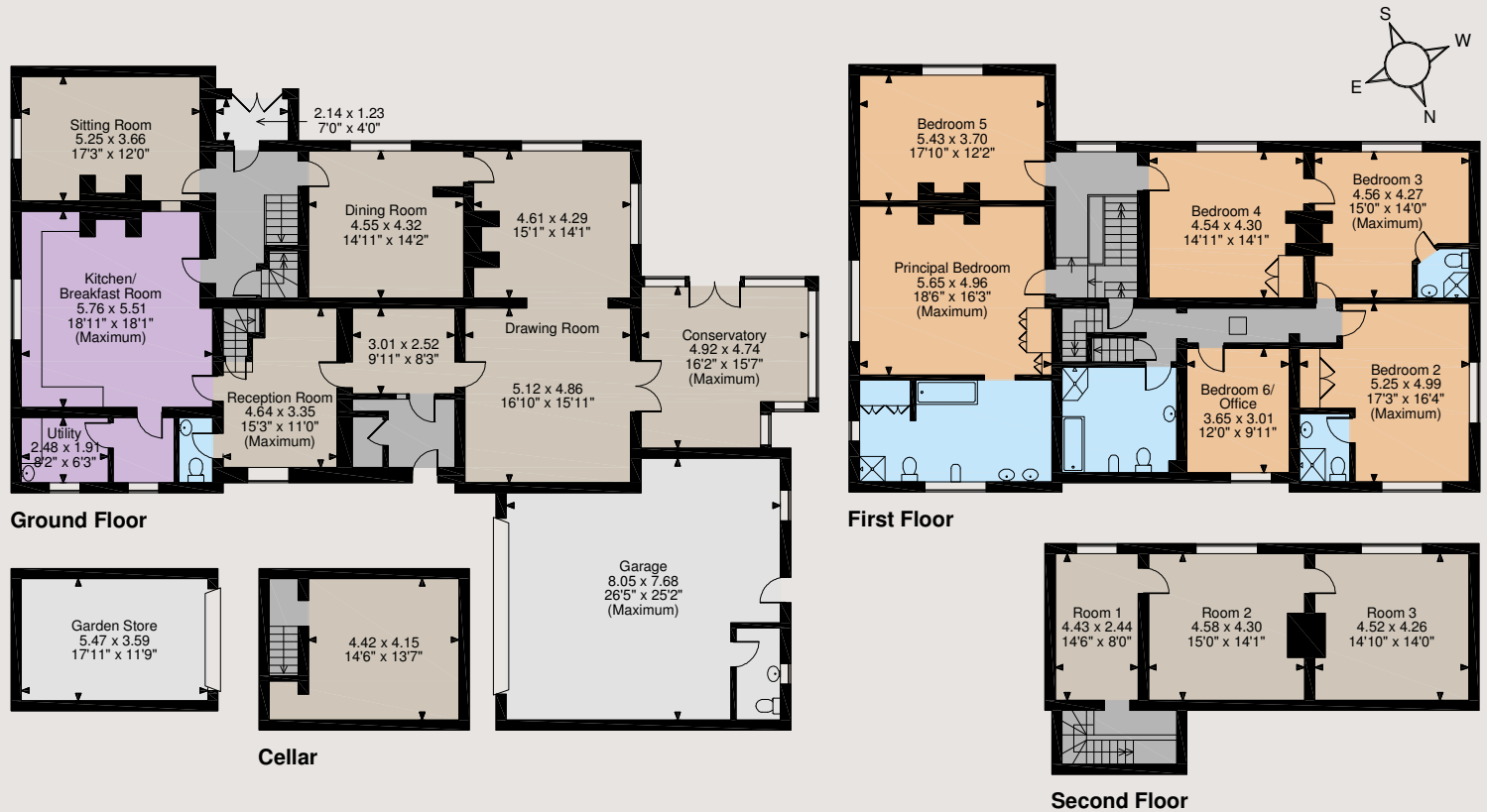








Floorplans  
 Main House internal area 5,012 sq ft (466 sq m)  
 Garage Internal area 623 sq ft (58 sq m)  
 Garden Store Internal area 239 sq ft (22 sq m)  
 For identification purposes only.



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

Located near to the historic village of Malpas which offers a range of amenities including a number of public houses, bakery, grocery shops and a post office. Communications links are excellent: Wrenbury & Whitchurch stations offers regular services to London Euston in around two hours and a strong network of A roads give easy access to major regional centres and to the motorway network.

There is a good selection of state primary and secondary schooling including Tushingham Primary School and Bishop Heber High School together with a wide range of independent schools including Abbey Gate and King's and Queen's Schools in Chester.

**General**

**Local Authority:** Cheshire West & Chester  
**Services:** Mains water & electricity, oil fired central heating. Private drainage.  
**Council Tax:** Band F  
**Fixtures and Fittings:** All fixtures and fittings are excluded from the sale but may be available by separate negotiation  
**Wayleaves & Easements:** The property is sold subject to any wayleaves or easements whether mentioned in these particulars or not.  
**Tenure:** Freehold  
**Offers in excess of:** £900,000

**Chester**

Park House, 37 Lower Bridge Street, CH1 1RS  
**01244 354880**

branch@struttandparker.com  
 struttandparker.com

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