

Halls ¹⁸⁴⁵



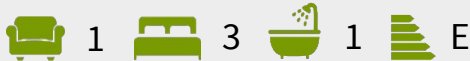
2 RYECROFT COTTAGES LOW CROSS HILL

TILSTON | MALPAS || SY14 7DX



2 Ryecroft Cottages is being sold for the first time in over 100 years and with NO CHAIN. The property will require modernising. The property comprises a hall, sitting room, kitchen/diner, ground floor bathroom and three bedrooms. There are large gardens including an adjacent plot. There is also parking, outbuilding to the rear and a yard. It has oil heating and double-glazed windows.

Offers in the region of £325,000



- Charming Semi Detached Cottage
- Semi Rural Location
- Requires Modernisation
- Large Gardens and Plot
- Outbuildings, No Chain
- Close to Tilston & Malpas

LOCATION - TILSTON

The property is located on the edge of the village of Tilston where there is a local shop, popular public house and primary school. The village of Malpas is 3 miles from the property where there are a range of local shops, pubs and restaurants. There is also a popular secondary school in Malpas. The town of Whitchurch is about 11 miles from the property where there are supermarkets, local shops, schools and a railway station.

Malpas is a busy and very well regarded popular village in South West Cheshire, it enjoys the benefits of several very good schools, restaurants, pubs, doctors surgery and a selection of local shops.

The town of Whitchurch is only 6 Miles away which has 4 supermarkets, different local shops, churches, leisure centres and other activities.

There is excellent road access to Chester, Wrexham, North Wales & the North West.

BRIEF DESCRIPTION

Halls are delighted to be instructed to sell 2 Ryecroft Cottages by private treaty.



This charming semi rural property is being sold with NO CHAIN and it will benefit from a programme of modernisation. The accommodation comprises a side entrance door opening into a hall with window overlooking the gardens. There is a door into the ground floor bathroom which has a bath, W.C and wash hand basin. There is a door from the hall into the sitting room which has a window to the front with view over the front garden. The sitting room has a brick fire place with open fire, doors to storage cupboards and door to the kitchen / diner. There are a range of cupboards, electric cooker, washing machine and windows and door to the rear of the property and brick outbuilding.

Stairs ascend from the lounge to the first-floor landing where there is a window with view over the gardens. There are three bedrooms to the 1st floor with pleasant views from the front. The property has oil fired heating and double-glazed windows.

OUTSIDE & GARDENS

The property is accessed from Low Cross Lane through a set of gates which has parking for a number of vehicles. There is a small area of garden to the front and the main area of garden is to the side laid to lawn. Adjacent to the garden is a plot of land known locally as "The Craft" and this could be opened up to make the gardens larger or be used for a kitchen garden. To the rear of the cottage is a brick built outbuilding with two very useful store rooms and adjacent to that is a courtyard.



DIRECTIONS

From the Hampton Roundabout on the A41 drive towards Chester and after about 2 miles turn left and follow the road towards Tilston. After about 1 1/2 miles turn left into Low Cross Lane and follow the lane for about 1/2 a mile and the cottage is located on the left hand side.

WHAT 3 WORDS

///rosette.purchaser.mock

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

SCHOOLING - SOUTH CHESHIRE

Bishop Heber High is an 'Outstanding' secondary school (Ofsted, 2011), situated on the outskirts of Malpas. There are popular independent schools in the area, including Kings, Queens & Abbey Gate schools in Chester, as well as Packwood Haugh and Moreton Hall in Shropshire.



COUNCIL TAX - CHESHIRE WEST

The property is in Band C on the Cheshire West Council Register.

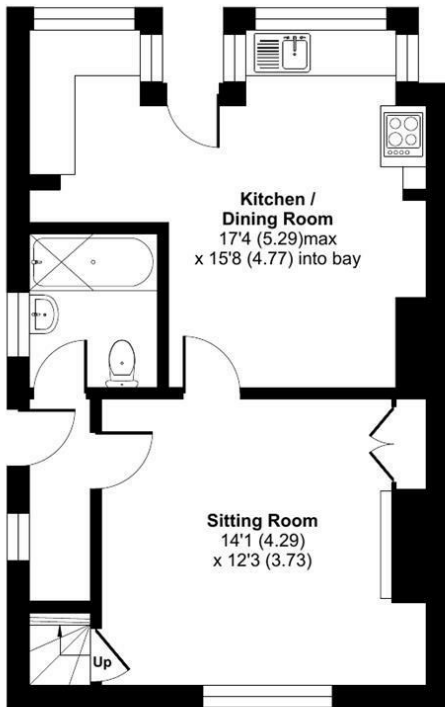
TENURE - FREEHOLD

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

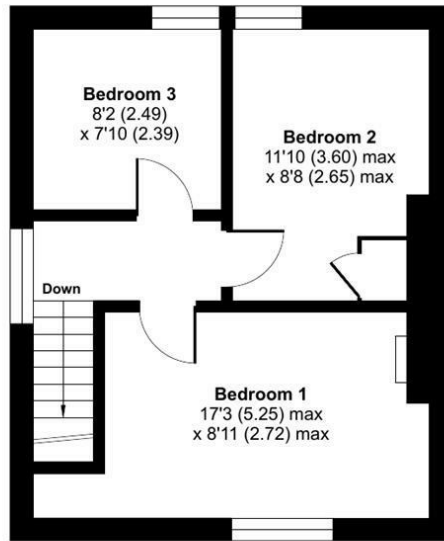
SERVICES

We believe that mains water and electricity are available to the property. The heating is via an oil fired boiler to radiators. Drainage is to a shared septic tank with the neighbouring property.

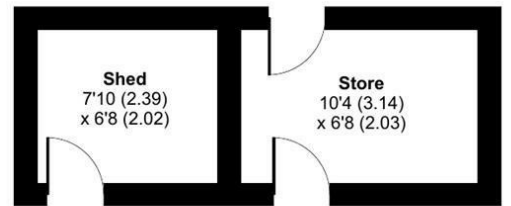
Approximate Area = 832 sq ft / 77.3 sq m
 Outbuilding = 121 sq ft / 11.2 sq m
 Total = 953 sq ft / 88.5 sq m
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



OUTBUILDING 1/2



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2026. Produced for Halls. REF: 1471980



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	72
(39-54) E	52
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



WHITCHURCH SALES

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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.