



AGDEN BANK COTTAGE

AGDEN | MALPAS | SY13 4RG





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Whitchurch 3 miles | Malpas 3 miles | Chester 19 miles | Shrewsbury 24 miles
(all mileages are approximate)

THIS DELIGHTFUL, DETACHED COUNTRY HOME OFFERS SPACIOUS
ACCOMMODATION WITH FOUR BEDROOMS SET WITHIN GENEROUS
LANDSCAPED GROUNDS AND AN ENVIABLE SEMI-RURAL LOCATION.

Detached Cottage with approx. 2,00ft2 of versatile accommodation
Large Landscaped Gardens and Paddock
Newly Constructed Timber Framed Car Port, in and Out Drive
Close to Malpas & Whitchurch and Good access to the A41
Period Features, Countryside Views



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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Agden Bank Cottage is a delightful, detached country residence, offering spacious accommodation that perfectly combines character, comfort and practicality. The property is set within generous, mature, landscaped grounds. This charming four-bedroom cottage enjoys an enviable semi-rural location.

SITUATION

The property is located in the hamlet of Agden between Malpas and Whitchurch. Malpas is a busy and very well-regarded popular village in Southwest Cheshire, it enjoys the benefits of several very good schools, restaurants, pubs, doctors' surgery and a selection of local shops. The village has recently been in the spotlight in the press as it has earned recognition as one of the UK's top places to live in 2025 by The Sunday Times. It has a historic church situated in the heart of the village which showcases its heritage with stunning 12th Century architecture. The nearby Beeston and Bickerton Hills can offer some of the best views in Cheshire, and Bolesworth castle, some of the most unforgettable family events including the Bolesworth International Horse Show.

The town of Whitchurch is a short drive away and has 4 supermarkets, railway station, different local shops, churches, leisure centres and other activities. There is excellent road access to Chester, Wrexham, North Wales & the North West.

PROPERTY

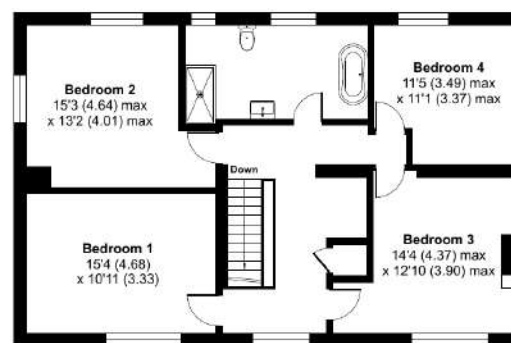
The welcoming entrance porch opens into a spacious reception hall, creating an impressive first impression. The heart of the home is the superb living room, featuring an attractive fireplace with log burner that provides a warm and inviting focal point, ideal for relaxing or entertaining.



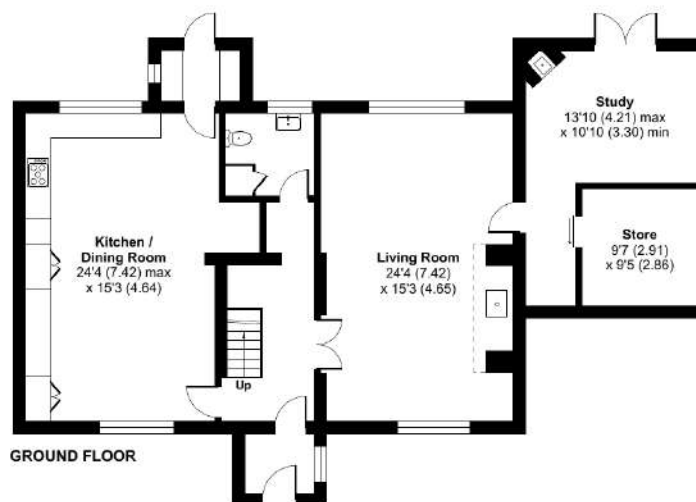
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Halls. REF: 1485544

Approximate Area = 2232 sq ft / 207.3 sq m (excludes carport)

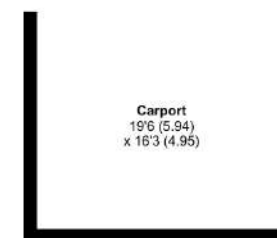
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



The spacious kitchen/dining room offers an excellent social space with ample room for family meals and gatherings, whilst a cloakroom off the hall with W.C and laundry facilities adds everyday practicality. A particular feature of the property is the versatile man cave, providing the perfect space for hobbies, a games room or home office. In addition, the former garage has been thoughtfully retained as a highly useful internal storeroom, offering extensive storage or workshop potential.

To the first floor, a generous landing leads to four well-proportioned double bedrooms, each enjoying wonderful views across the adjoining countryside. The spacious family bathroom is beautifully appointed. The property has gas fired heating and double-glazed windows.



OUTSIDE AND GARDENS

Externally, the property continues to impress. To the front, a large in-and-out driveway provides extensive off-road parking and is complemented by a superb newly constructed timber framed double car port with useful storage sheds to the rear. There is also an EV Charger point.

The rear garden has been thoughtfully landscaped to create a wonderful outdoor retreat, featuring an expansive decked entertaining area, generous lawns, colourful flower borders and an attractive summer house. Beyond the garden, gates open directly into the adjoining paddock, offering endless possibilities as grazing land for animals, a productive kitchen garden, an orchard or simply additional recreational space.

SCHOOLING

Within a short drive are a number of highly rated state and private schools including Whitchurch College, Shrewsbury School, Shrewsbury High School, The Priory, Moreton Hall, Prestfelde Prep. Also nearby is the well regarded and popular Bishop Heber School.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water and electric. Drainage is provided to a septic tank and heating is by a gas boiler.

LOCAL AUTHORITY

Cheshire West & Chester

COUNCIL TAX & EPC RATING

Council Tax Band - F
Current EPC Rating - TBC

DIRECTIONS

What3Words ///fonts.lobster.bulge

From Whitchurch drive out on the A41 for about ¼ of a mile and turn left by the Horse & Jockey pub. Follow the road up towards Malpas for about 600 metres and the property is located on the right-hand side.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.

4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject 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 checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



