



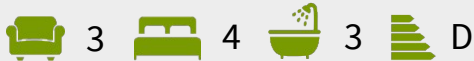
## YEW TREE HOUSE SARN

| MALPAS | CHESHIRE | SY14 7LN



Yew Tree House is a charming, detached country home. The property comprises three generously proportioned reception rooms, a fitted wood kitchen, four bedrooms, two of which boast en-suites, a family bathroom, downstairs W.C and a utility. It benefits from a detached single garage, ample parking and gardens overlooking open countryside.

**Offers in the region of £585,000**



- Spacious Detached Family Home
- Large Landscaped Gardens
- Views over the Countryside
- Village & Rural Location
- Detached Garage
- Close to Threapwood & Malpas

### LOCATION

The property is located in the hamlet of Sarn close to the popular village of Threapwood which is 18 miles from Chester, within 5 miles of Malpas and within 10 miles from Wrexham, Ellesmere and Whitchurch.

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.

Many people never leave the area after moving here! There are equestrian facilities within three miles. There are local walks and a number of Bridle Paths for hacking also close by.

### BRIEF DESCRIPTION

Halls are delighted to be instructed to sell Yew Tree House by private treaty.

Yew Tree House is a spacious detached family home and comprises a canopied front entrance porch with a quarry tiled step and front door into the reception hall. There is an engineered oak floor, feature staircase and door to a cloakroom with a white suite comprising low flush W.C, wash hand basin, window to the front and a tiled floor. There are double doors that lead into the living room which has a feature fireplace with open fire, engineered oak floor, windows to the front and ranch sliding doors to the patio and gardens. There is a spacious dining room to the front with twin aspect and an engineered oak floor and also off the hall is a study with window to the side and a engineered oak floor.

There is a spacious breakfast kitchen to the rear of the house which has a wide range of base and wall mounted units, granite work tops, Belfast style sink, integrated dish washer and under counter fridge. There is a Neff electric double oven and Neff ceramic hob. There is a tiled floor, spot lights and windows to the rear and side with a pleasant outlook and there are set of sliding doors to the amazing patio area. Off the kitchen is a useful utility room which has base and wall units, worktops, drainer sink unit, space and plumbing for a washing machine and tumble dryer. There is space for a fridge freezer, tiled floor and door to the side entrance porch which has windows and door to the drive.



Stairs ascend from the reception hall to the first-floor landing where there is a window to the rear and a door to the linen store. The master bedroom is to the rear and has windows with amazing views over the gardens and the surrounding countryside. The bedroom has a range of fitted wardrobes and a dressing table. There is an en-suite bathroom with corner shower, low flush W.C and wash hand basin. There is also a radiator, spotlights and window to the side. There is a guest bedroom to the front with twin aspect and views over the front garden and fields to the side. This bedroom also has an en-suite with shower, low flush W.C and wash hand basin. There are two further double bedrooms with wonderful views and outlook and a spacious family bathroom with panelled bath, wash hand basin and W.C. The property has double glazed windows and oil-fired heating.

### OUTSIDE & GARDENS

The property is accessed from the road through a set of 5 bar gates to a large gravelled drive suitable for many cars. There is a small area of lawn and flower borders also to the front. The drive continues down the side of the house to the detached garage which has an up and over door, power, lighting and a side door to the garden.

The landscaped gardens to the rear comprise a large Indian flag stone patio that wraps around the back of the house. There are steps that lead down to the gardens which has lawns, flower borders and views over the surrounding countryside.

### DIRECTIONS

Leave Whitchurch on the A525 Wrexham Road and proceed for approximately 5.5 miles, turn right signposted Tallarn Green and after approximately 1.7 miles turn right at the T junction. After approximately 0.3 miles turn left at the T junction. Drive through the village of Tallarn Green and after about 1/2 a mile Yew Tree House is located on the left hand side.



### WHAT 3 WORDS

///permanent.piano.composts

### 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.

### VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW  
WH1779 100426

### COUNCIL TAX - WREXHAM

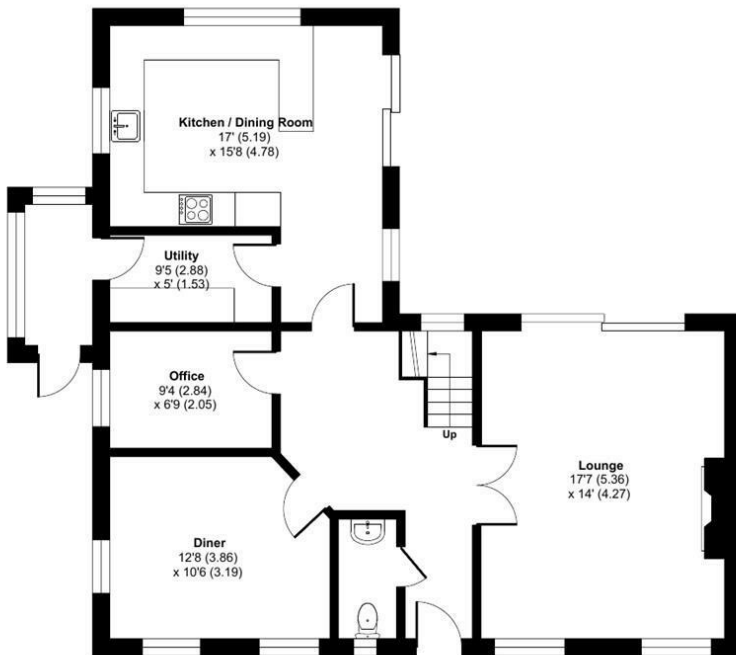
The property is in Council Tax Band G on the Wrexham County Borough register.

### SERVICES

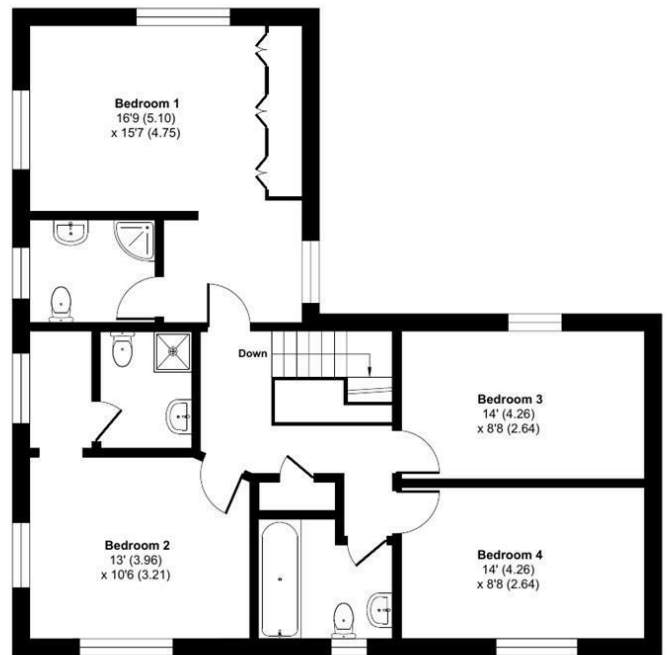
We believe that mains water and electricity are available to the property. The heating is via an oil fired boiler to radiators. Drainage is to a septic tank.

### TENURE - FREEHOLD

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



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Halls. REF: 1445877

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	<b>87</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>64</b>
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	
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.



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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.