



HINCHLIFFE  
HOLMES

THE CROFT



**GROUND FLOOR**

Entrance Hall  
Lounge  
Study  
Breakfast Kitchen  
Dining Room

**FIRST FLOOR**

Landing  
Bedroom One - En-suite  
Bedroom Two  
Bedroom Three  
Bedroom Four  
Bathroom

**OUTSIDE**

Store  
WC  
Boiler Room  
Parking  
Gardens  
Paddock

# THE CROFT

Wrexham Road | Bickerton | SY14 8BD

Situated in a popular and most convenient location, in a superb, elevated position, a double fronted detached family home, dating back to circa 1910 with flexible accommodation and character features throughout. Set in approximately 4 acres of landscaped private gardens and paddock, sweeping driveway providing off road parking for several vehicles and Detached Outbuilding.

The picturesque village of Bickerton is nestled in the beautiful Cheshire countryside and is renowned for its natural beauty.

There is an excellent primary school and Bishop Heber Secondary School lies within 4 miles of the property. In addition, there is a popular church and excellent cuisine is available at many local restaurants and public houses being within easy reach including The Pheasant, The Bickerton Poacher, Cholmondeley Arms and Egerton Arms. Bickerton Village Hall is within

a short walk and hosts an array of village events.

The nearby recreational opportunities are excellent, including Carden Park Hotel and Spa that offers a championship golf course and a range of other facilities. There are superb walks in the area including the famous Sandstone Trail. Cholmondeley Castle is just over 2 miles away where there is something for everyone, including extensive ornamental gardens dominated by the romantic gothic castle, lake side picnic areas, children's play areas and rare breeds of farm animals. There is also a private chapel in the park, a gift shop and tearoom.

Many other facilities are also close by in the nearby villages of Bunbury, Tattenhall, Malpas and Tarporley.

The property is conveniently located for many major routes including:- Chester 13 miles, Liverpool 29 miles and Manchester 40 miles. Train stations are located in Chester and nearby Crewe.









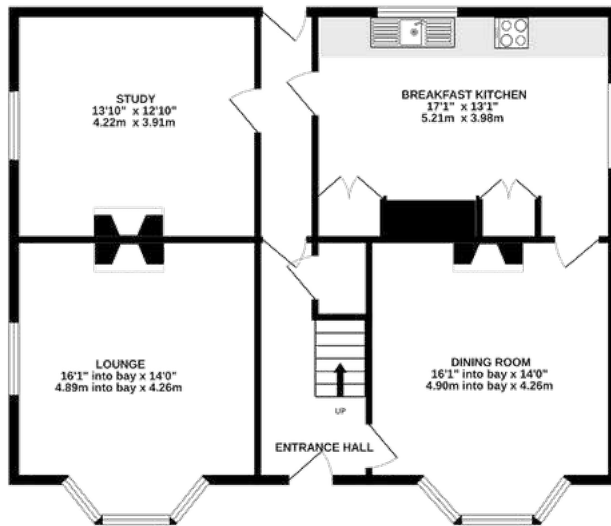




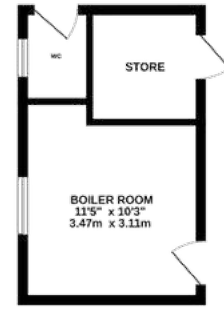




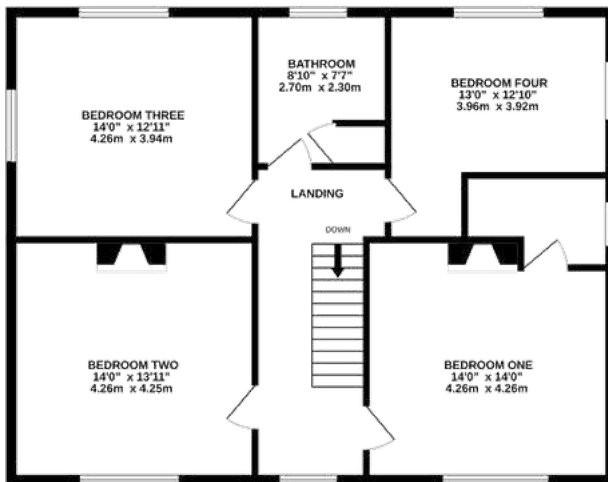
GROUND FLOOR  
920 sq.ft. (85.5 sq.m.) approx.



OUTBUILDINGS  
179 sq.ft. (16.6 sq.m.) approx.



1ST FLOOR  
908 sq.ft. (84.4 sq.m.) approx.



TOTAL FLOOR AREA : 1998 sq.ft. (185.6 sq.m.) approx.



#### TENURE

Freehold. Subject to verification by Vendor's Solicitor.

#### SERVICES (NOT TESTED)

We believe that mains water, electricity, oil-fired central heating are connected.

#### LOCAL AUTHORITY

Cheshire East Council. Council Tax – Band E.

#### POSSESSION

Vacant possession upon completion.

#### VIEWING

Viewing strictly by appointment through the Agents.


NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;


(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

(iii) no person in the employment of Hinchliffe Holmes has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.




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MOTOR CARS  
AUTHORISED DEALER  
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Hinchliffe Holmes

**2021-2022**




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**2022-2023**



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**2022-2023**



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**2023-2024**



**The Negotiator**  
*Awards 2022*  
REGIONAL AGENCY  
OF THE YEAR  
NORTH EAST  
& NORTH WEST

**GOLD**



**BEST**  
ESTATE AGENT GUIDE  
**AWARDS 2023**  
**WINNER**  
LETTINGS  
AWARDED FOR  
MARKETING | SERVICE | RESULTS

# LETTINGS

With our bespoke and personal approach, Hinchliffe Holmes has a tailored range of services to suit your needs as a Landlord. Our expert team will showcase your property to thousands of potential tenants each month.



Let Only  
Rent Collect  
Managed  
Complete Managed

# MORTGAGES

The Hinchliffe Holmes team is committed to providing the best possible service and advice. Our team of skilled and caring advisors will guide you through the mortgage application, removing the stress and simplifying the whole process.




Remortgage  
Commercial - Buy-to-let  
First time Buyer - Next Time Buyer  
Fixed Rate - Flexible - Tracker - Discounted

# LAND & NEW HOMES

The team at Hinchliffe Holmes offer experienced and professional advice for the purchase and sale of land, property development and the purchase of newly built and developed property.





An Exclusive Listing is a home sale that is not listed on the open market and therefore it is sold off-market using more private and discrete methods.

# EXCLUSIVE LISTINGS

Your home is one of a kind, the process of selling should be unique to you and your needs. Not all home sellers follow the traditional route when putting their home on the market. For some, an Exclusive Listing, can be the right method to sell their home.



**HINCHLIFFE  
HOLMES**

**INDEPENDENT ESTATE AGENTS**

**SALES | LETTINGS | MORTGAGES  
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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