



**HINCHLIFFE
HOLMES**



COMMONSIDE FARM



GROUND FLOOR

Entrance Hall
 Boot Room-Utility
 Lounge
 Sitting Room
 Study
 Dining Kitchen
 WC
 Porch

FIRST FLOOR

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

OUTSIDE

Annex One
 Garden Room
 Shower Room
 Gym -Bedroom
 Garage
 Garage-Store
 Car Port
 Annex Two
 Living Dining Kitchen
 WC
 Bedroom - En-suite
 Stables
 Tack room
 Feed Store
 Barn Store
 Parking
 Gardens

COMMONSIDE FARM

Little Budworth | CW6 9HA

Situated in a sought-after quiet picturesque village location with superb undisturbed views across the Cheshire countryside, an immaculately presented detached family residence with exceptional specifications and outstanding flexible accommodation in excess of 6,100 sq.ft. (including Ancillary Accommodation and Garaging).

The property is positioned in approximately 6 acres of beautifully landscaped private south-west facing gardens, with excellent outside entertainment space, and land. The in and out electric gated entrance opens onto the driveway providing extensive parking, and leads to the Main House, Ancillary Accommodation and Garaging.

There are substantial equestrian facilities including 5 brick-built Stables with Tack Room, Outdoor Menage and Large Barn/Machine Store.

Little Budworth is a popular semi-rural village that houses two public houses, church, and its own picturesque

country park ideal for both walkers and horse riders. Close by there is the well renowned Hollies Farm Shop which provides local produce, Oulton Park, and Cheshire Polo Club.

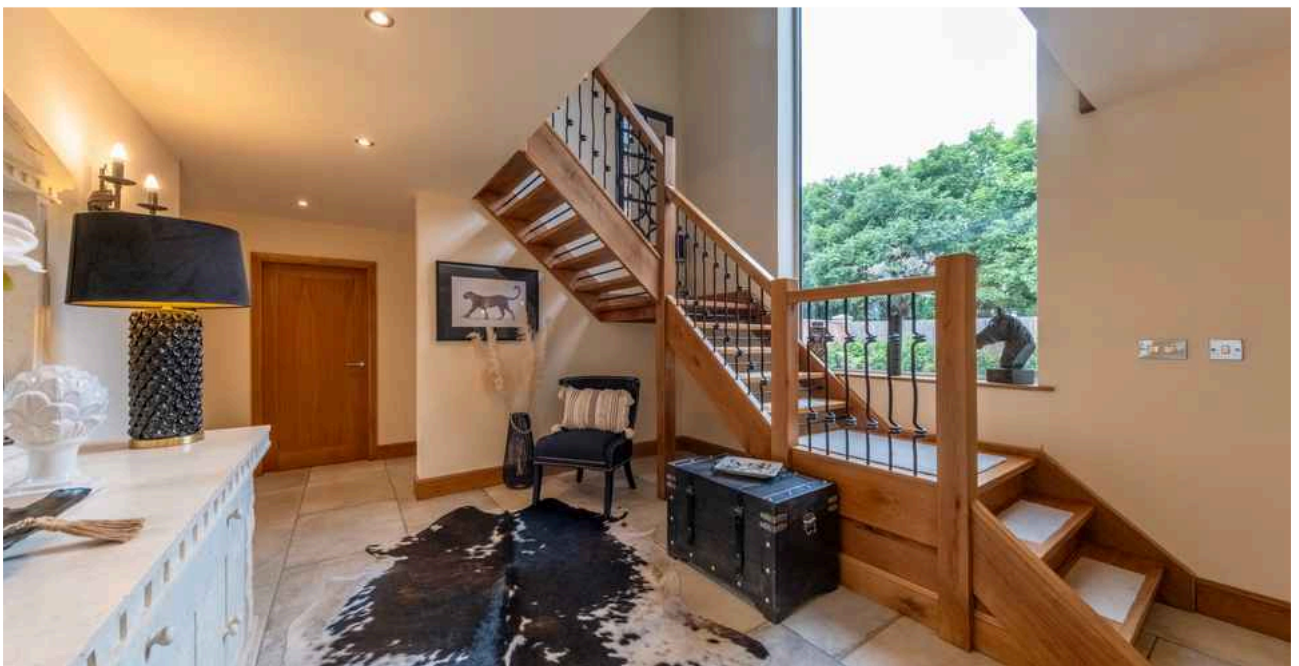
Close by is the award-winning village of Tarporley, is renowned for its Historic High Street which is located approximately 12 miles from Chester and offers a superb range of amenities including fashion boutiques, art galleries, DIY, florists, butcher, hairdressers, chemist, hospital, petrol station and other general stores.

There is also a range of pleasant restaurants and public houses, which complete the thriving village. Additionally, Tarporley has the added benefit of two highly regarded Golf courses. Tarporley has its own two churches and both primary and secondary schools. There is easy access to the surrounding villages, motorway and railway networks, which give access to the north and south of the UK.









































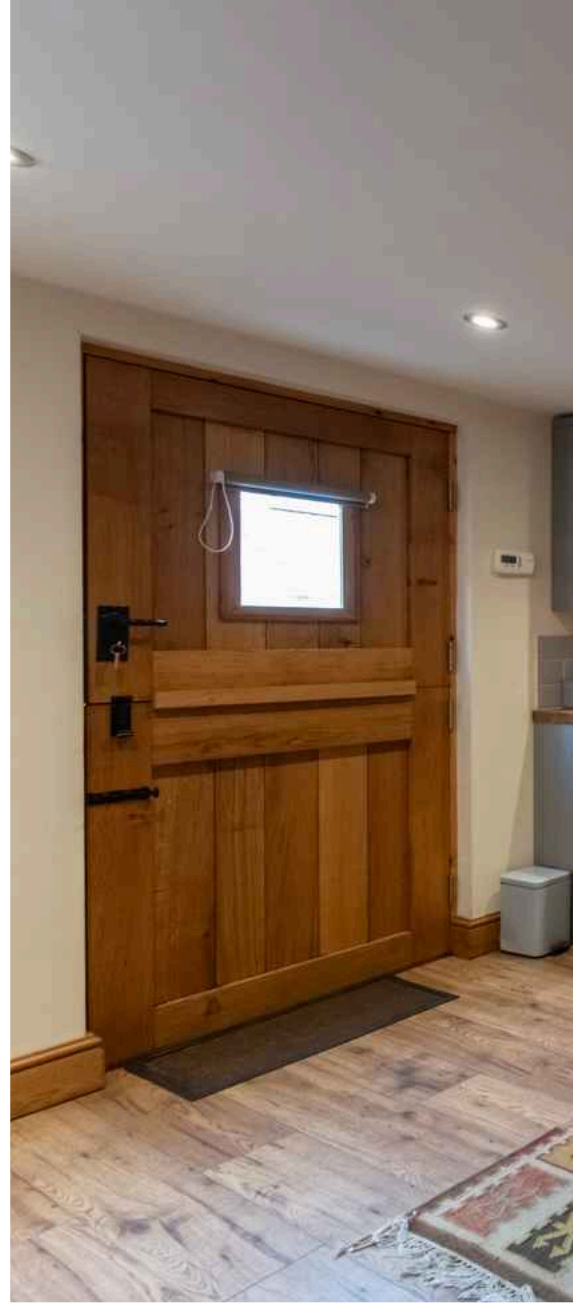




















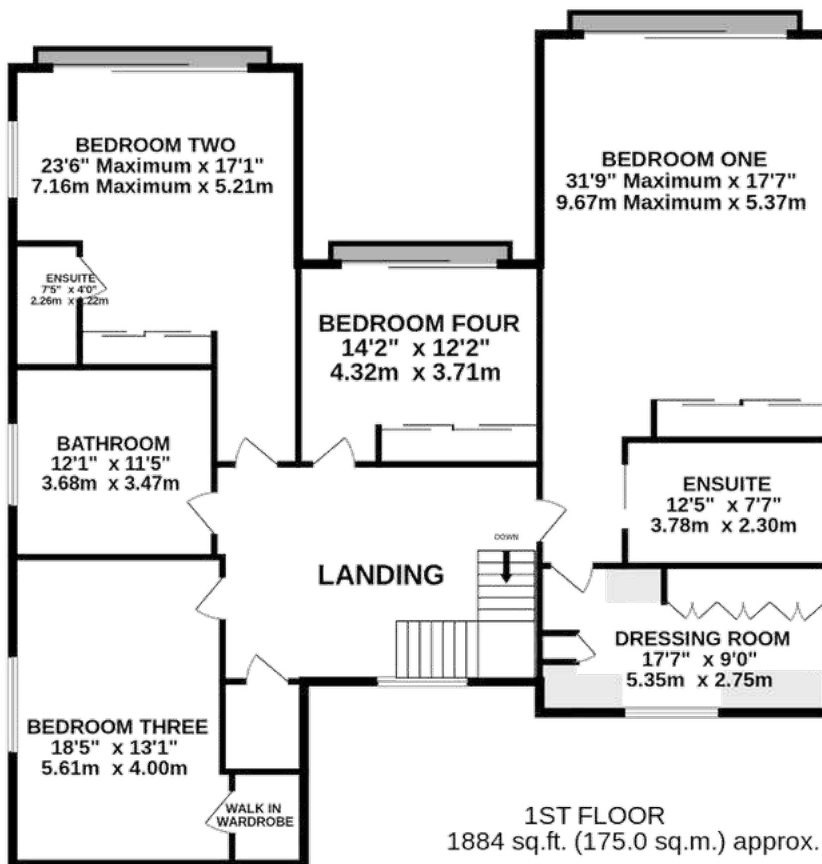
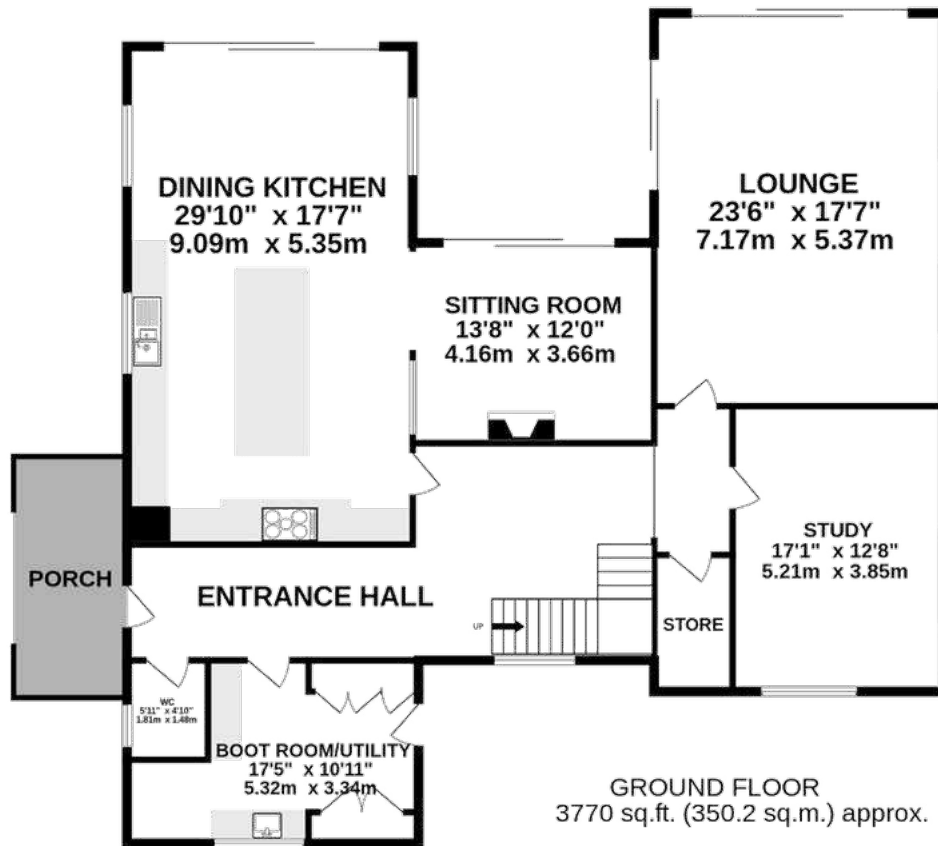








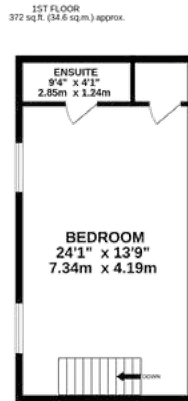
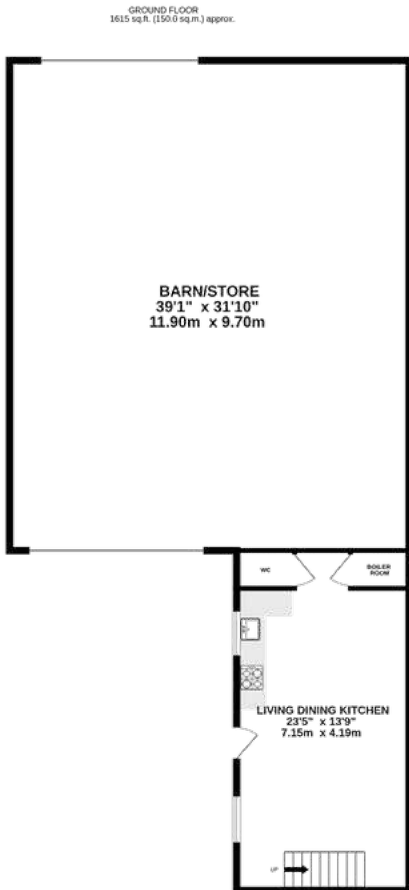
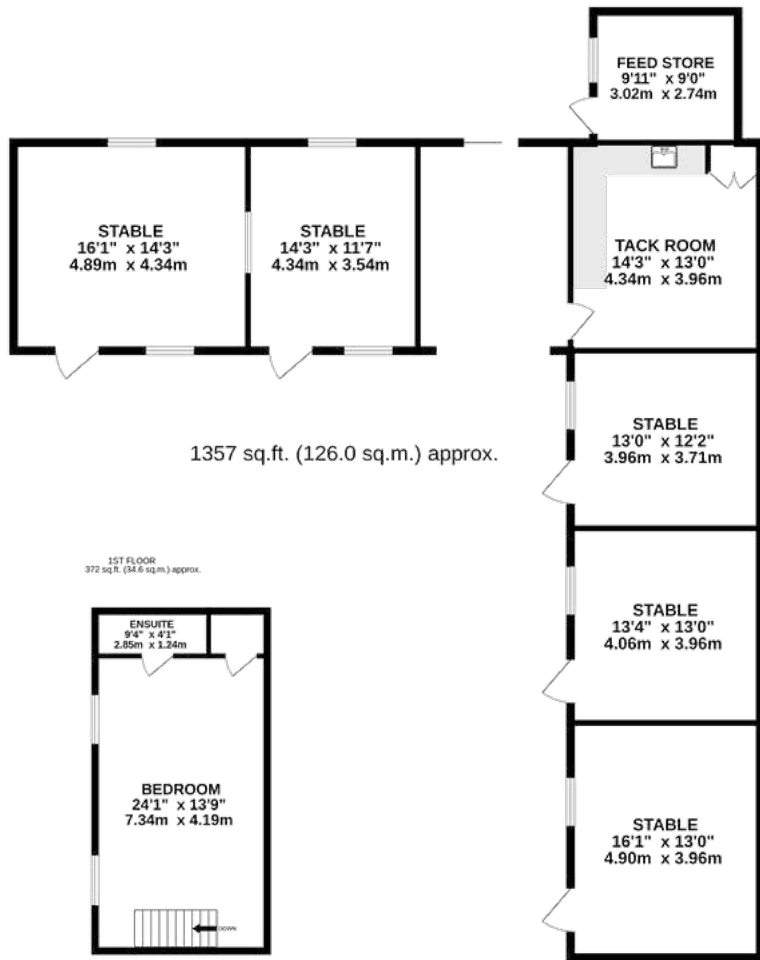




TOTAL FLOOR AREA : 5653 sq.ft. (525.2 sq.m.) approx.







TOTAL FLOOR AREA: 1987 sq.ft. (184.6 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 and private drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band H.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.


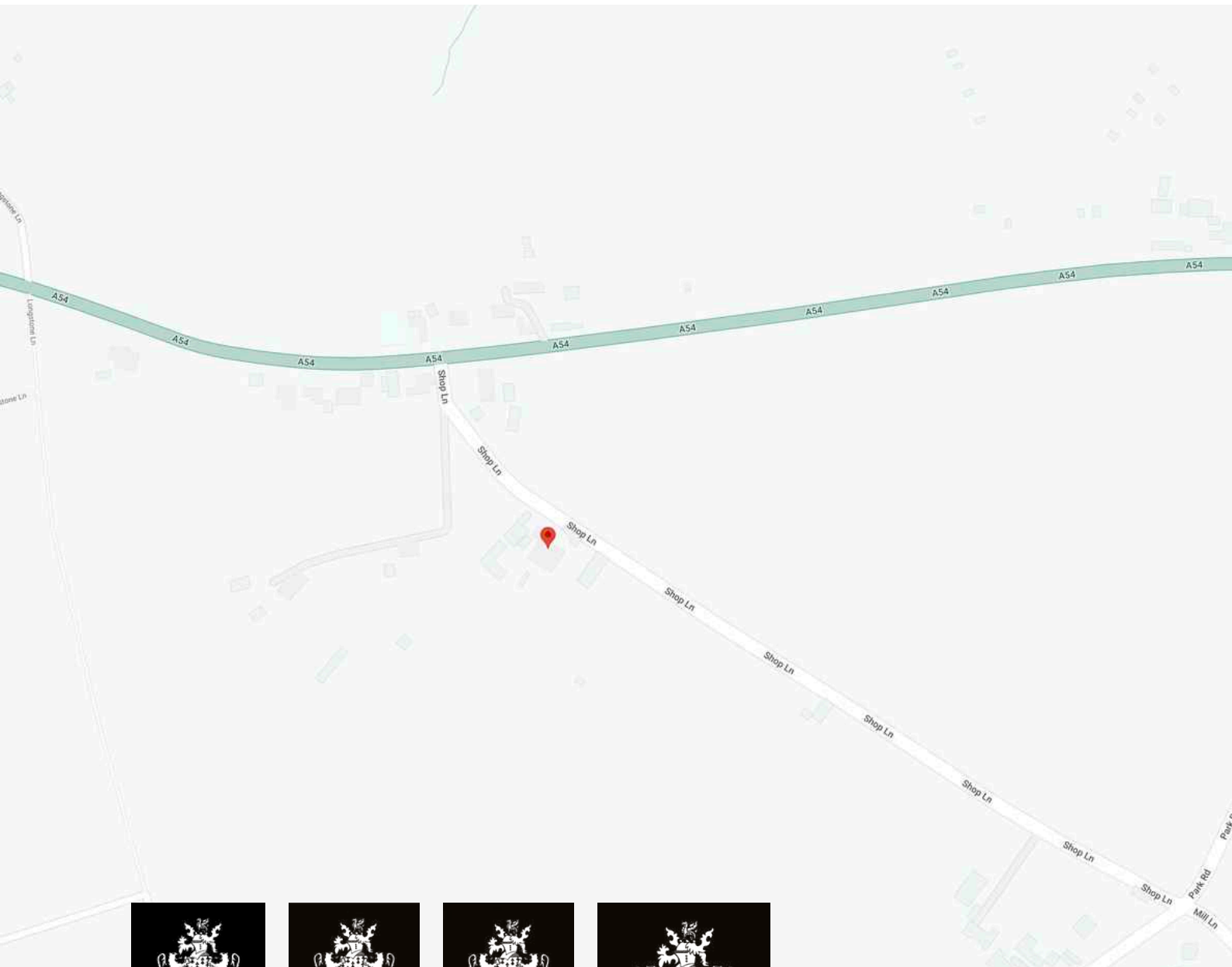
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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;


(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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AUTHORISED DEALER
P&A WOOD

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SINGLE OFFICE CHESHIRE
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2021-2022




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2023-2024



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

GOLD



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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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