



HINCHLIFFE
HOLMES



LAVENDER COTTAGE



GROUND FLOOR

Entrance Hall
Lounge-Dinin Room
Kitchen
WC

FIRST FLOOR

Landing
Bedroom One
Bedroom Two
Bedroom Three
Bathroom

OUTSIDE

Garage
Office
Parking
Gardens

LAVENDER COTTAGE

5 Chorley Green Farm Barns | Nantwich Road | CW5 8JR

Situated in a sought-after quiet location on a small luxury development, a beautifully presented and upgraded barn conversion with character and charm throughout. Landscaped private gardens with views across open countryside, designated parking and detached garage currently converted into Home Office.

Chorley is a small hamlet located 5 miles west of the Historic market town of Nantwich and 8.5 miles south of the highly sought village of Tarporley.

The nearby hamlet of Cholmondeley is a picturesque semi-rural location, surrounded by similarly attractive villages including Bickerton, Bulkeley, Nomansheath and Bickley Moss.

Within a short distance of the house is Cholmondeley Castle. The wooded land of the Cholmondeley Estate, which lies in close proximity to the house, includes mixed woodland, plantations, lakes, gardens and farmland.

Cholmondeley also provides a convenient base from which to access a range of day-to-day amenities. The Cholmondeley Castle Farm shop in the farmhouse sells produce from the Cholmondeley Estate and incorporates a Post Office, whilst The Cholmondeley Arms Public House is a renowned eating venue and previously won awards for the standard of its food and ambience.

Wider amenities can be found in the thriving Georgian High Street of Tarporley (8.5 miles) and Nantwich (5 miles). All the towns and villages have their own well supported High Streets, and the range of services includes dentist surgeries, schools (both at primary and secondary levels).

Cholmondeley provides a convenient base for which to access a comprehensive range of road network systems including the A49, M6, M56 and A55. Crewe railway station which runs on the main line to London can be reached within 25 minutes' drive.













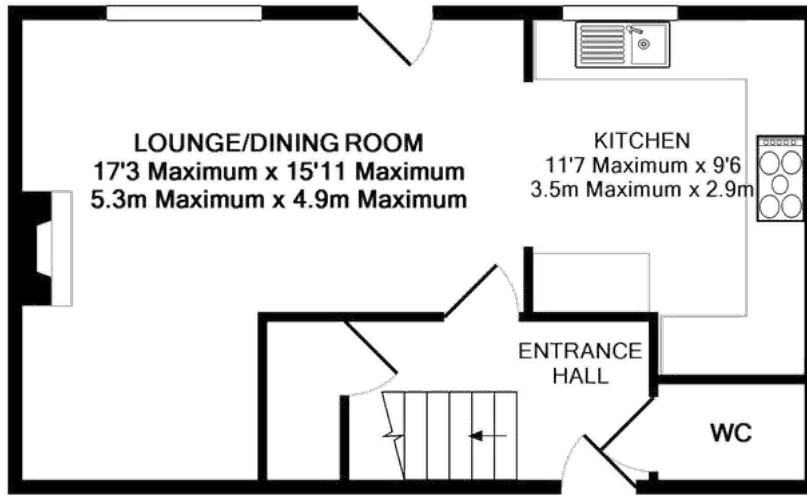






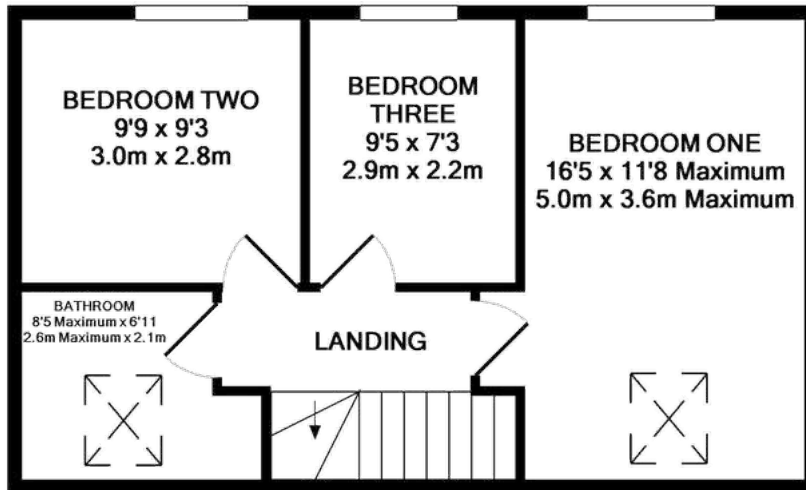






GROUND FLOOR
APPROX. FLOOR
AREA 425 SQ.FT.
(39.5 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 425 SQ.FT.
(39.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 851 SQ.FT. (79.1 SQ.M.)



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

The Management Company is operated by the five properties for maintenance of:- Communal drives, parking areas, gardens and private drainage.

SERVICES (NOT TESTED)

We believe that mains water, electricity, LPG central heating and private drainage 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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PEA WOOD

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SINGLE OFFICE CHESHIRE
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2021-2022




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CHESHIRE
Ben Hincliffe

2022-2023



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2023-2024



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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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