

# 2 CROXTON HOUSE BARNES

Croxton Green | Cholmondeley | SY14 8HG



**HINCHLIFFE**  
HOLMES



*Situated in a sought-after desirable quiet location with undisturbed views across the Cheshire countryside, an outstanding, individually designed and immaculately presented barn conversion with superb flexible accommodation in excess of 3,000 sq.ft. and many character features throughout. Set in approximately 1 acre of beautifully landscaped south-west facing private gardens, electric gated entrance which opens onto the driveway providing extensive off-road parking that leads to the detached double garage, large garden store and Car Port with room above (ideal for Home Office/Studio).*



## 2 CROXTON HOUSE BARNS

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 Bunbury, a small, rural picturesque village with a convenience store, three public houses and a beautiful Church which dates back over 1000 years. There is also a cricket club, bowls club, tennis club and Medical Centre. Of particular note is Bunbury Primary School which enjoys a reputation for academic excellence. The Primary School also acts as a feeder into Tarporley High School which can be found 3 miles away.

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, 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.

The nearby historic village of Malpas that is recorded in the Domesday Book and features a fine gothic church and many period buildings in a variety of architectural styles. This thriving village has a bustling High Street that provides a range of shops, public houses, and restaurants. The village caters for families with children of all ages, having a good primary school and an OFSTED rated 'outstanding' secondary school with sixth form college, whilst the Kings and Queens Schools in Chester provide excellent private education. Malpas has a village recreation ground, and Carden Park Hotel is within 5 miles and provides spa and leisure facilities and two championship golf courses. The surrounding area offers much that will appeal to sports and outdoor enthusiasts including nature walks along the Sandstone Trail, and the Peckforton and Bickerton Hills, fishing at the Mere in Ellesmere, Cheshire Polo Club in Little Budworth, motor racing at Oulton Park, and horse racing at Chester and Bangor-On-Dee.

The property is located within an easy driving distance of a convenient network of A-roads including the A41, A49, A525, and A534, which, amongst other destinations, facilitate travel to Chester and Wrexham, both of which provide university education. The A41 also provides a convenient link to the M53 and M56 near Chester, which facilitate travel to a number of commercial destinations within the North-West.

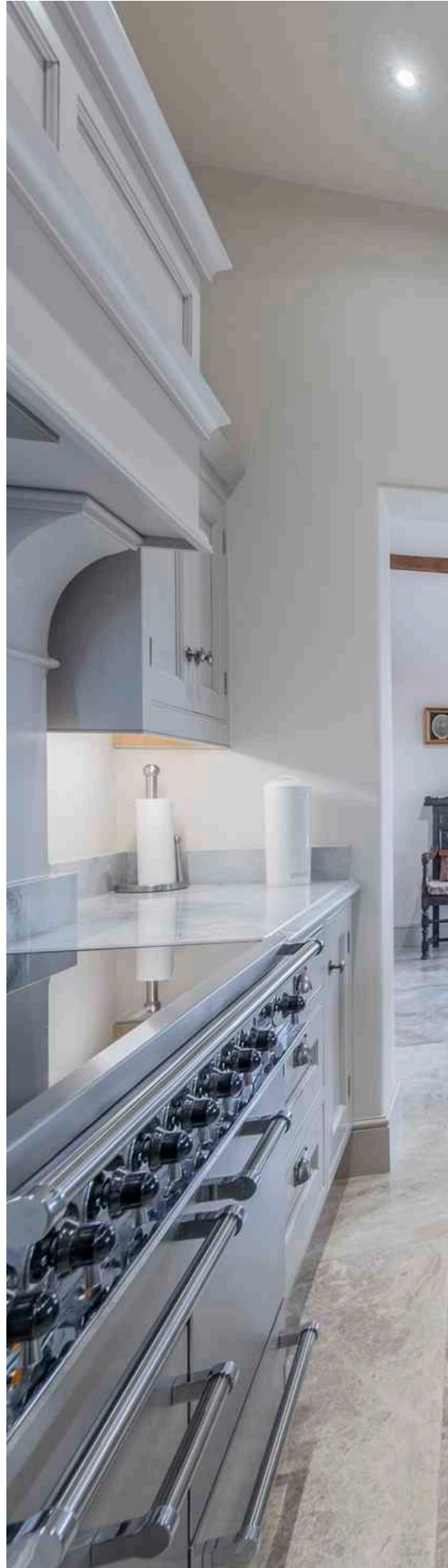




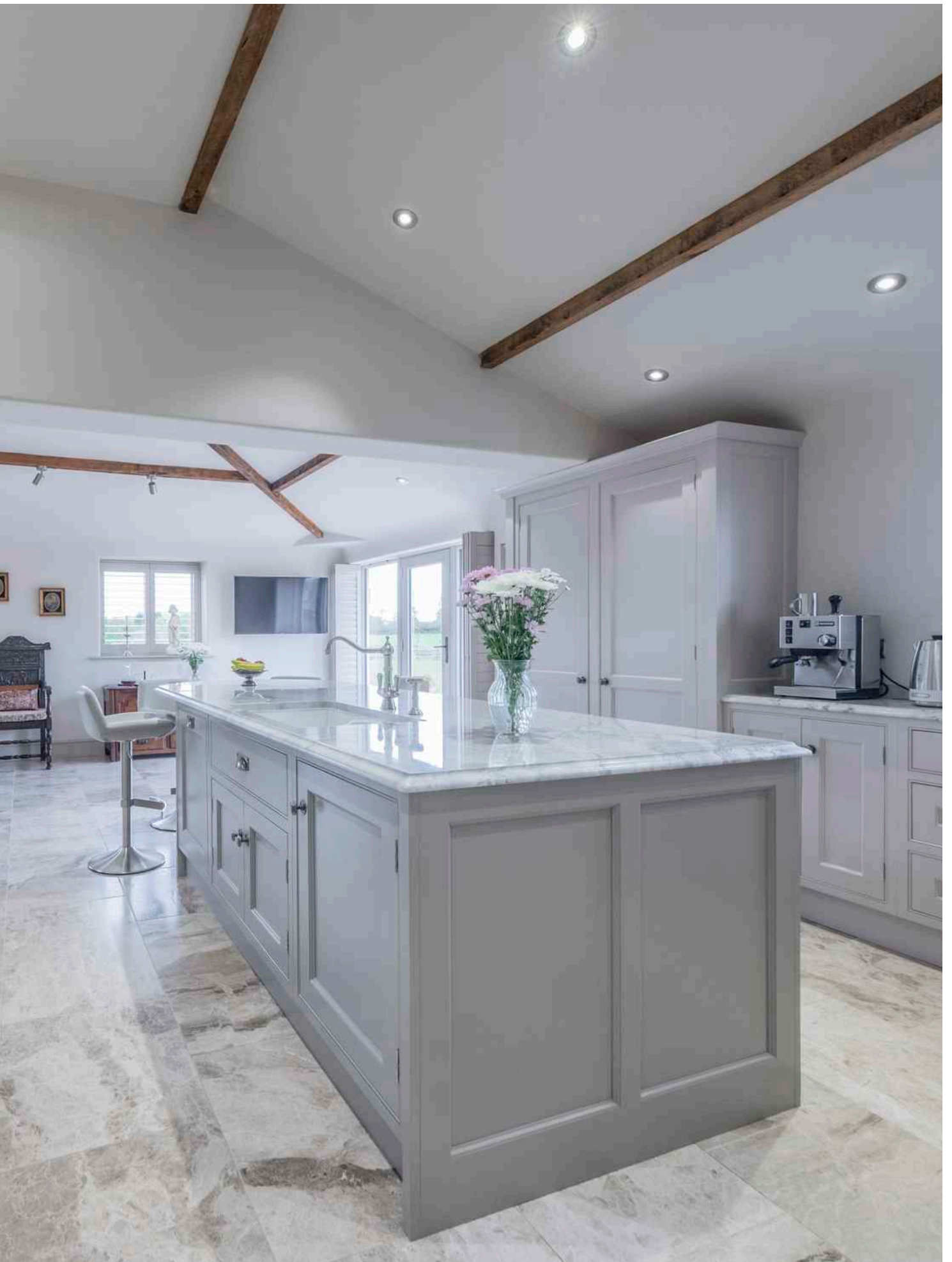






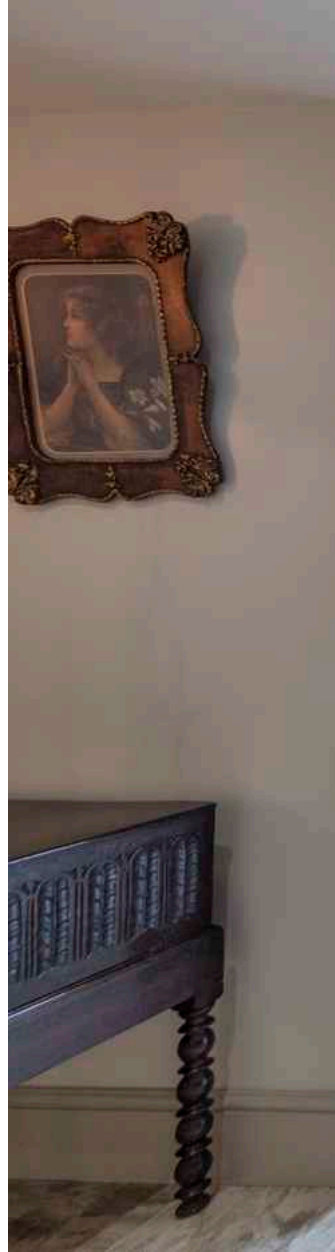






















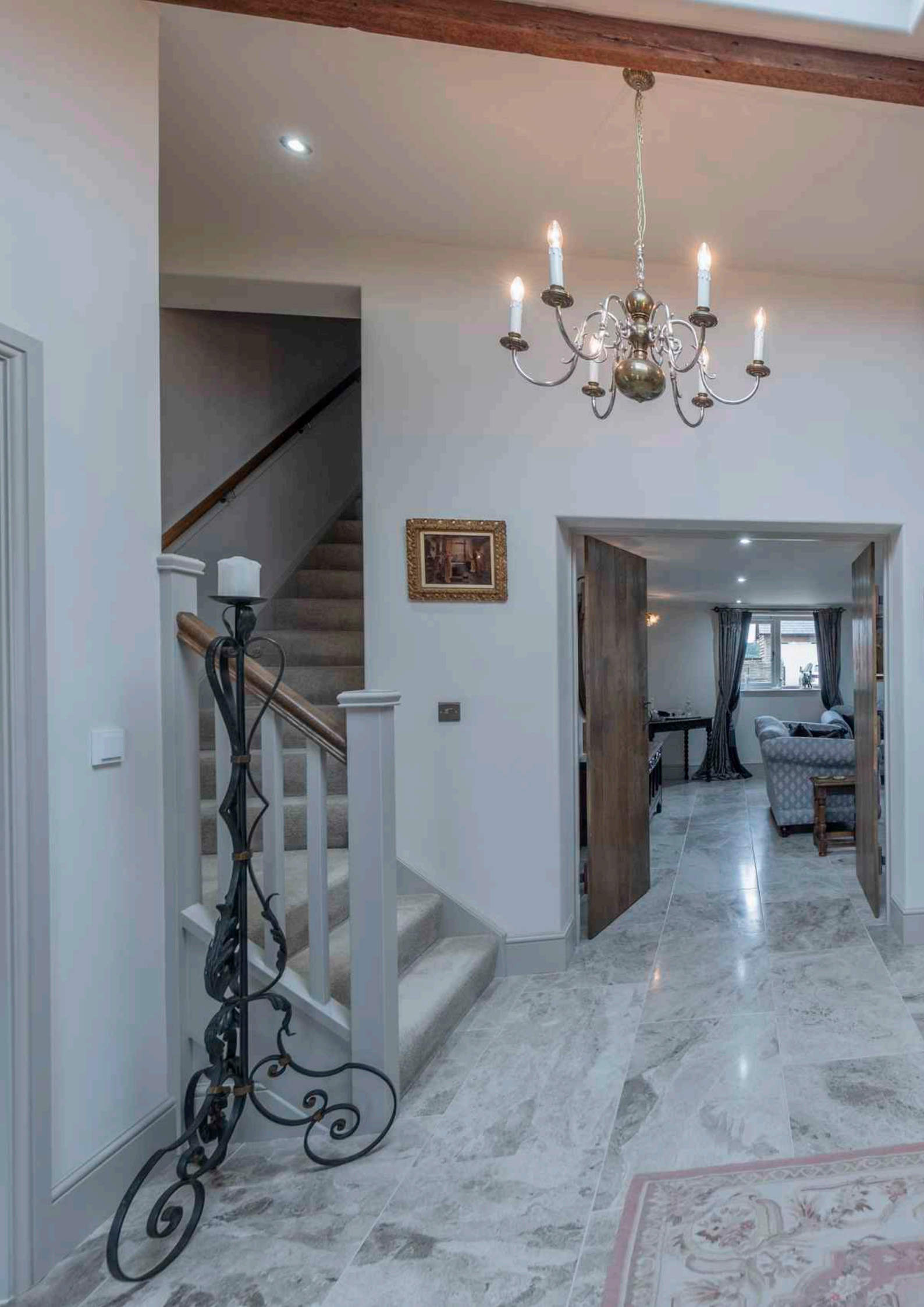


















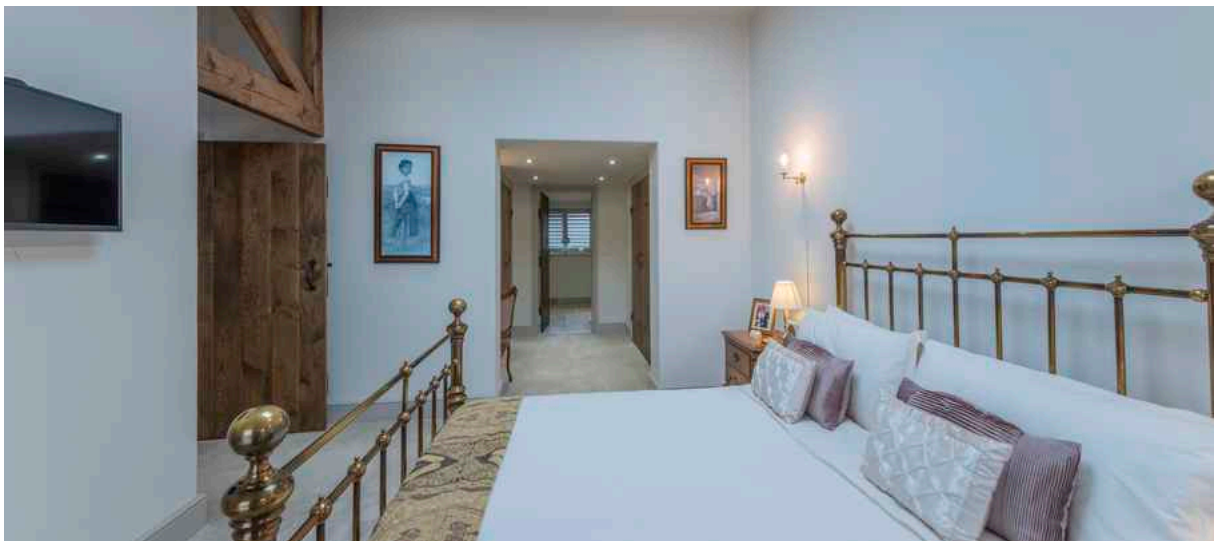
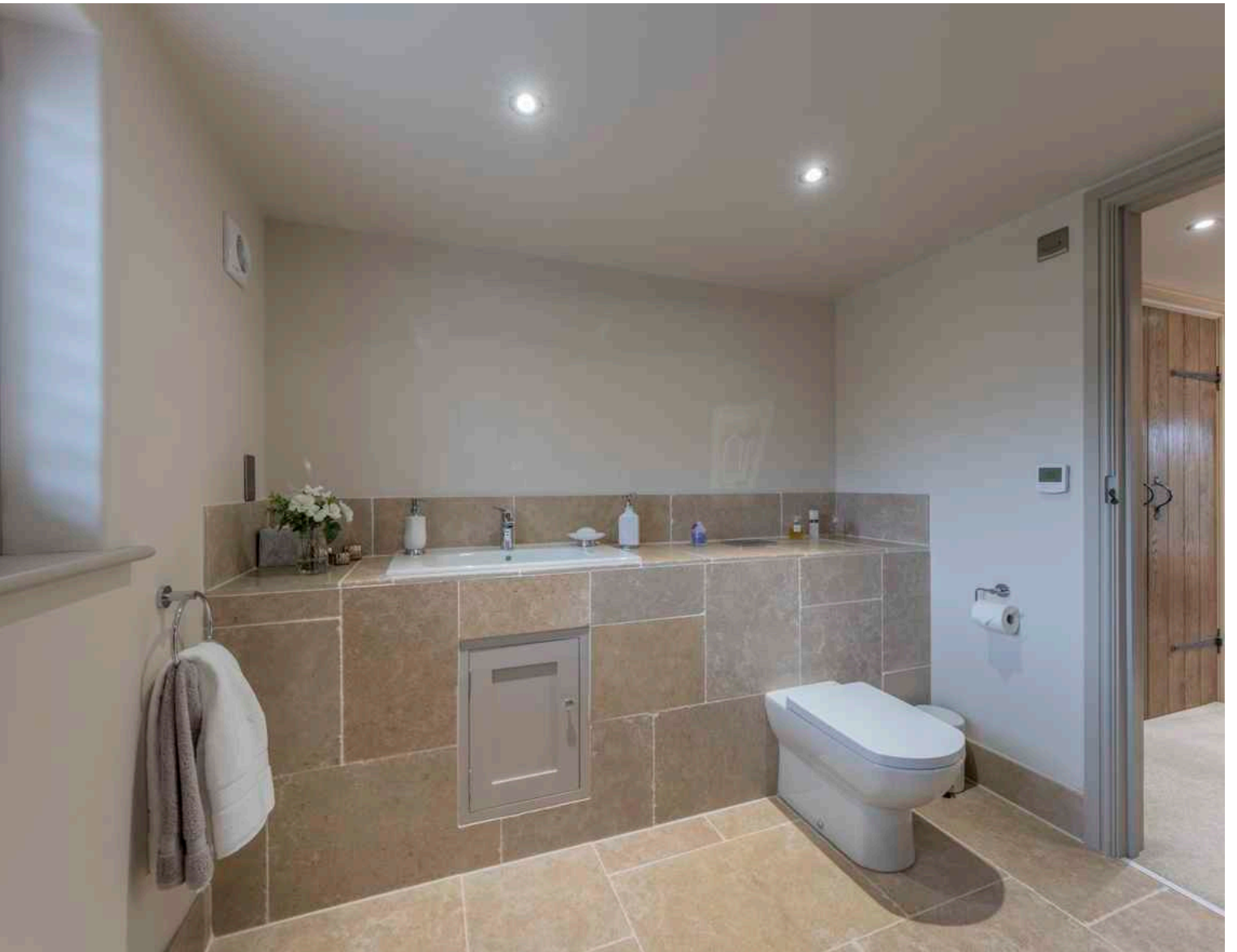


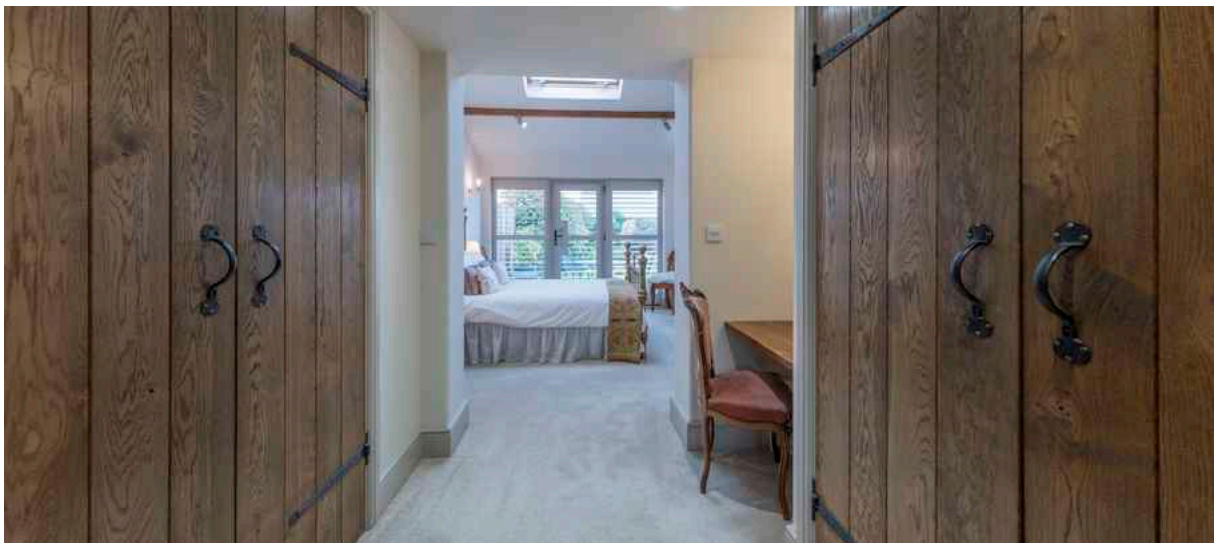






























































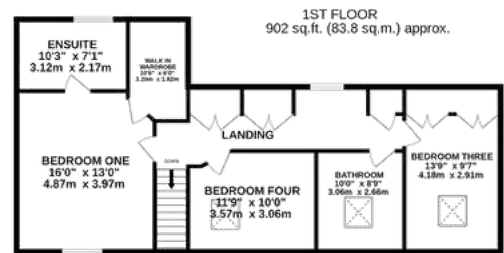
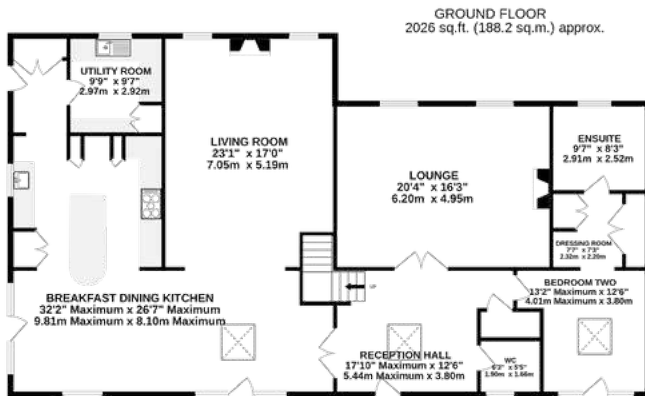




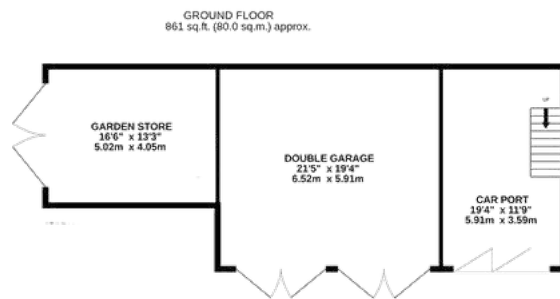




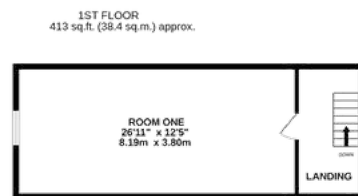




TOTAL FLOOR AREA: 2928 sq.ft. (272.0 sq.m.) approx.



TOTAL FLOOR AREA: 1274 sq.ft. (118.4 sq.m.) approx.



#### TENURE

Freehold. Subject to verification by Vendor's Solicitor.

#### SERVICES (NOT TESTED)

We believe that mains water, electricity, air-source central heating and private drainage are connected.

#### LOCAL AUTHORITY

Cheshire East. Council Tax – Band F.

#### POSSESSION


Vacant possession upon completion.

#### VIEWING


Viewing strictly by appointment through the Agents.

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Hinchliffe Holmes Ltd

2022-2023



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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  
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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.




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First time Buyer - Next Time Buyer  
Fixed Rate - Flexible - Tracker - Discounted

# LAND & NEW HOMES

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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.



INDEPENDENT ESTATE AGENTS

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

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