



HINCHLIFFE  
HOLMES

DRUMBER HOUSE





#### **GROUND FLOOR**

Reception Hall | Living Room | Lounge | Dining Room  
Family Breakfast Kitchen | Utility Room | WC

#### **FIRST FLOOR**

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

#### **OUTSIDE**

Parking | Detached Double Garage | Garden Room  
Stores | Pump Room | Gardens

# DRUMBER HOUSE

Huxley Lane | Tiverton | Tarporley | CW6 9SP

Situated in a sought-after quiet picturesque location with outstanding undisturbed views across the Cheshire countryside towards Beeston Castle, an immaculately presented and individually designed detached family home with exceptional specifications and flexible accommodation in excess of 4,700 sq.ft. (including Detached Double Garage and Outbuildings).

The property is positioned in approximately 5 acres of beautifully landscaped private south-west facing gardens, with excellent outside entertainment space, outdoor heated Swimming Pool and land.

The electric gated entrance opens onto the sweeping driveway providing extensive parking and leads to the Detached Double Garage.

Tiverton is a quiet and picturesque hamlet situated within 2 miles of Tarporley village and provides its own village green and church.

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, 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. There is easy access to the surrounding villages, motorway and railway networks, which give access to the north and south of the UK.





























































































































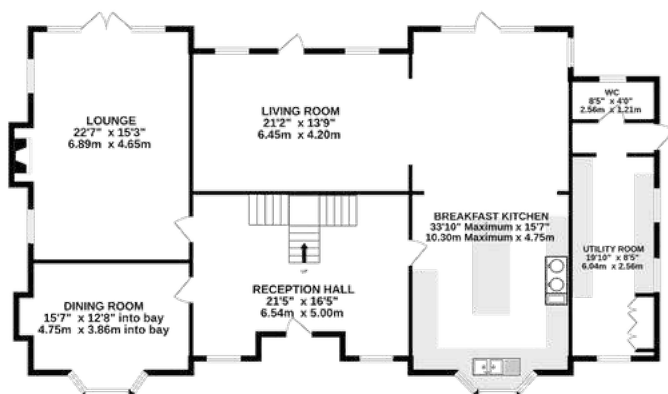








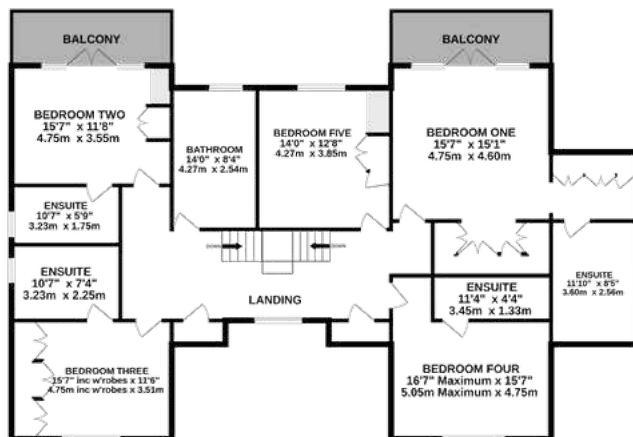
GROUND FLOOR  
1922 sq.ft. (178.5 sq.m.) approx.



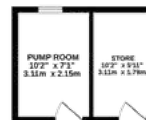
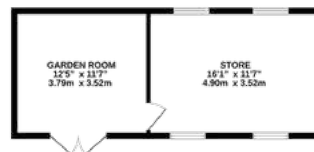
532 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR  
1797 sq.ft. (167.0 sq.m.) approx.



462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 994 sq.ft. (92.3 sq.m.) approx.

TOTAL FLOOR AREA: 3719 sq.ft. (345.5 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 G.

## 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:

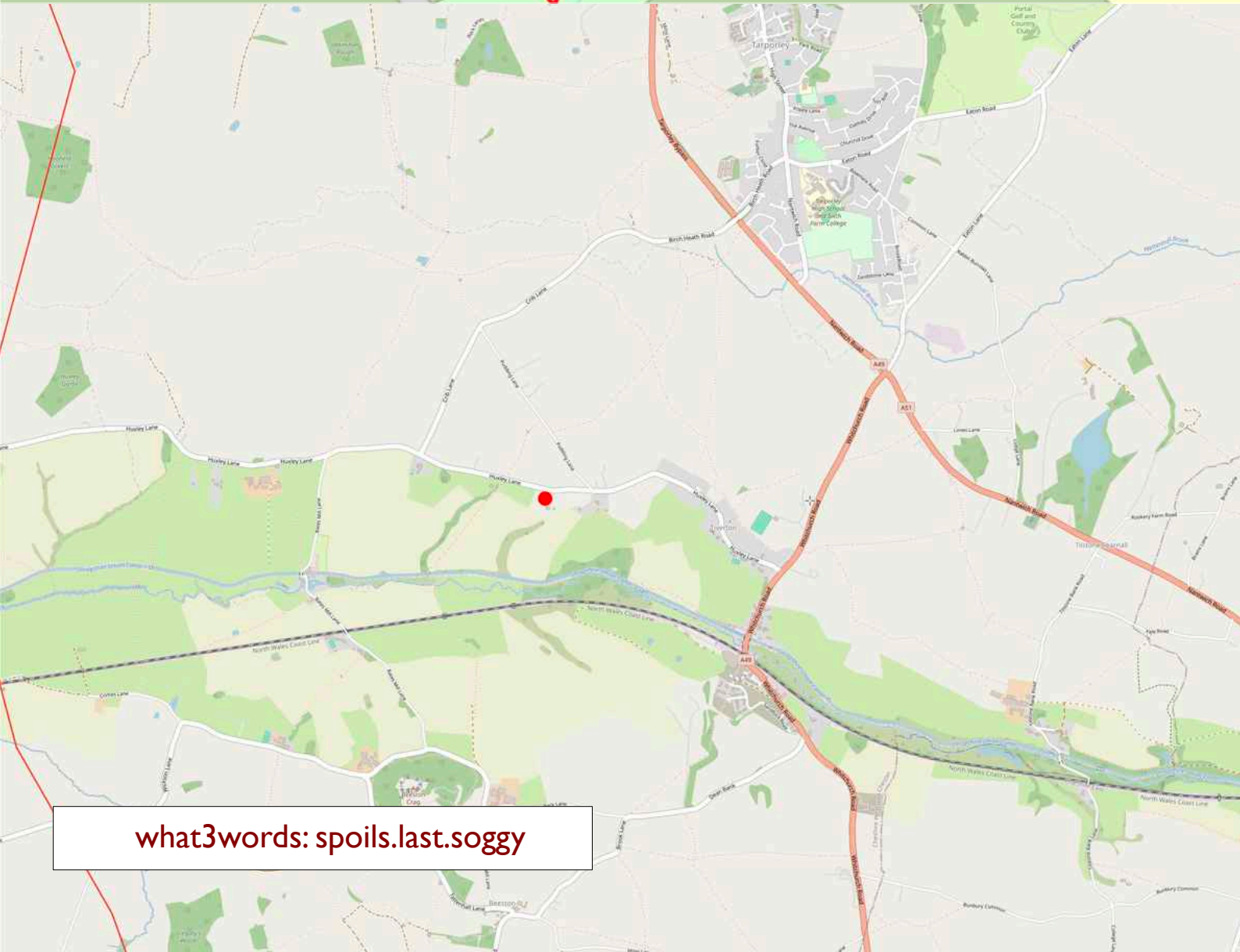
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(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.









**Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley and Northwich.**

The business was founded with a passion for providing properties that are accessible to clients at all stages of their working and family lives. Most importantly it provides an exciting approach

to the property market meeting the personal needs of our clients.

Hinchliffe Holmes specialises in the sale of town and country properties, shaping its reputation on a bespoke level of quality advice, superb local knowledge and exceptional customer service, along with maximum exposure of all properties through our wide advertising and marketing ability.

## **EXCLUSIVE LISTINGS**

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.

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.

## **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.

## **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.

## **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.

## **PROPERTY MANAGEMENT**

With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.


more than  
**30,000**  
viewings arranged

**£600 MILLION**  
worth of property sold


on average  
**99.1 %**  
of asking price  
achieved

**OVER 7,000 OFFERS**






UNITED KINGDOM  
**PROPERTY AWARDS**  
REAL ESTATE




ROLLS-ROYCE  
MOTOR CARS  
AUTHORISED DEALER  
P&A WOOD

★★★★★  
BEST ESTATE AGENCY  
SINGLE OFFICE CHESHIRE  
Hinchliffe Holmes

2021-2022




UNITED KINGDOM  
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P&A WOOD

★★★★★  
BEST ESTATE AGENCY  
SINGLE OFFICE  
CHESHIRE  
Ben Hinchliffe

2022-2023



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P&A WOOD

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2022-2023



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**PROPERTY AWARDS**  
REAL ESTATE

★★★★★  
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CHESHIRE  
Hinchliffe Holmes

2023-2024



**TheNegotiator**  
*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







**HINCHLIFFE  
HOLMES**

**INDEPENDENT ESTATE AGENTS**

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

**TARPORLEY OFFICE**

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