



HINCHLIFFE
HOLMES



BROOMHILL BARN



GROUND FLOOR

Entrance Hall | Lounge -Dining Room | Open Plan Family Breakfast Dining Kitchen
Utility Room | WC

FIRST FLOOR

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

OUTSIDE

Parking | Detached Double Garage | Gardens
Garden Store | Boiler Room

BROOMHILL BARN

Barnhouse Lane | Great Barrow | CL3 7LA

Situated in a sought-after quiet picturesque location with outstanding undisturbed views across the Cheshire countryside, an immaculately presented detached barn conversion with exceptional specifications and flexible accommodation in excess of 2,900 sq.ft. (including Detached Double Garage and Garden Store).

The property is positioned in approximately 7 acres of beautifully landscaped private south-west facing gardens, with excellent outside entertainment space and land.

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

The property occupies a tranquil position in the rural village of Great Barrow being 4 miles to the east of Chester.

The village offers an attractive church, pub and shop with a more comprehensive range of services close by in Chester including supermarkets and the outlet village at Cheshire Oaks. There is a well-regarded primary school in the village which is a

designated partner school to Christleton High School which is the nearby state school and is OFSTED rated outstanding and has a daily bus service from Barrow. There is also an excellent selection of private schools in and around Chester including Abbeygate College and the Kings & Queens Schools.

There is a village playing field, cricket club plus several golf courses in the locality at Waverton and Vicars Cross.

There is horse racing at Chester, Bangor on Dee and Aintree. Little Budworth offers polo and motor racing at Oulton Park.

With regards to transport the property provides fantastic links to the north west and beyond by both road, rail and aeroplane. There are two international airports within commuting distance they being Manchester International and Liverpool John Lennon airport, whilst the comprehensive road network includes links to the M53, M6, M56, A483, A55 and A49.

There are railway stations in Chester, Frodsham and Crewe which run on a variety of lines and link to an impressive range of commercial locations.









































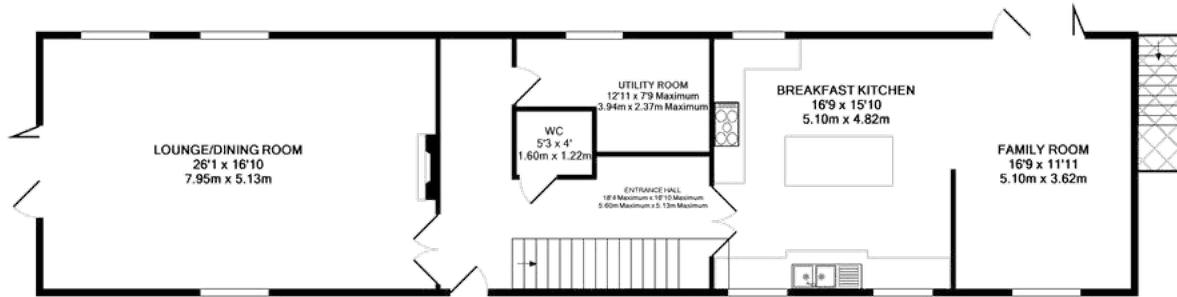




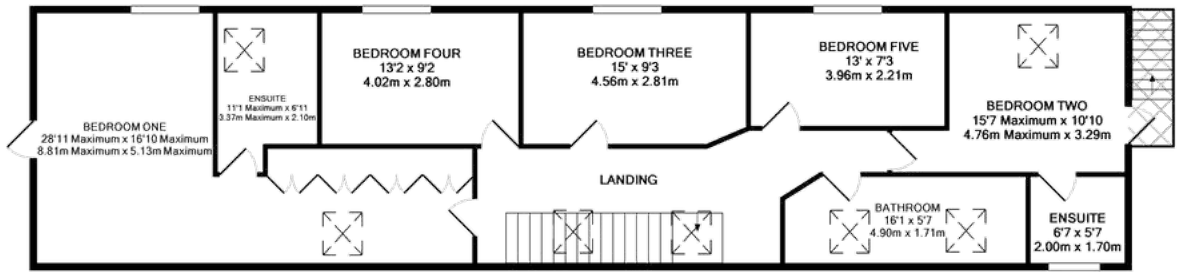




GROUND FLOOR
APPROX. FLOOR
AREA 1207 SQ.FT.
(112.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1207 SQ.FT.
(112.1 SQ.M.)



TOTAL APPROX. FLOOR AREA 2413 SQ.FT. (224.2 SQ.M.)

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity with Anytronics Home Automated Lighting System, bio-mass central heating, MVHR air recovery system, solar panels 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.

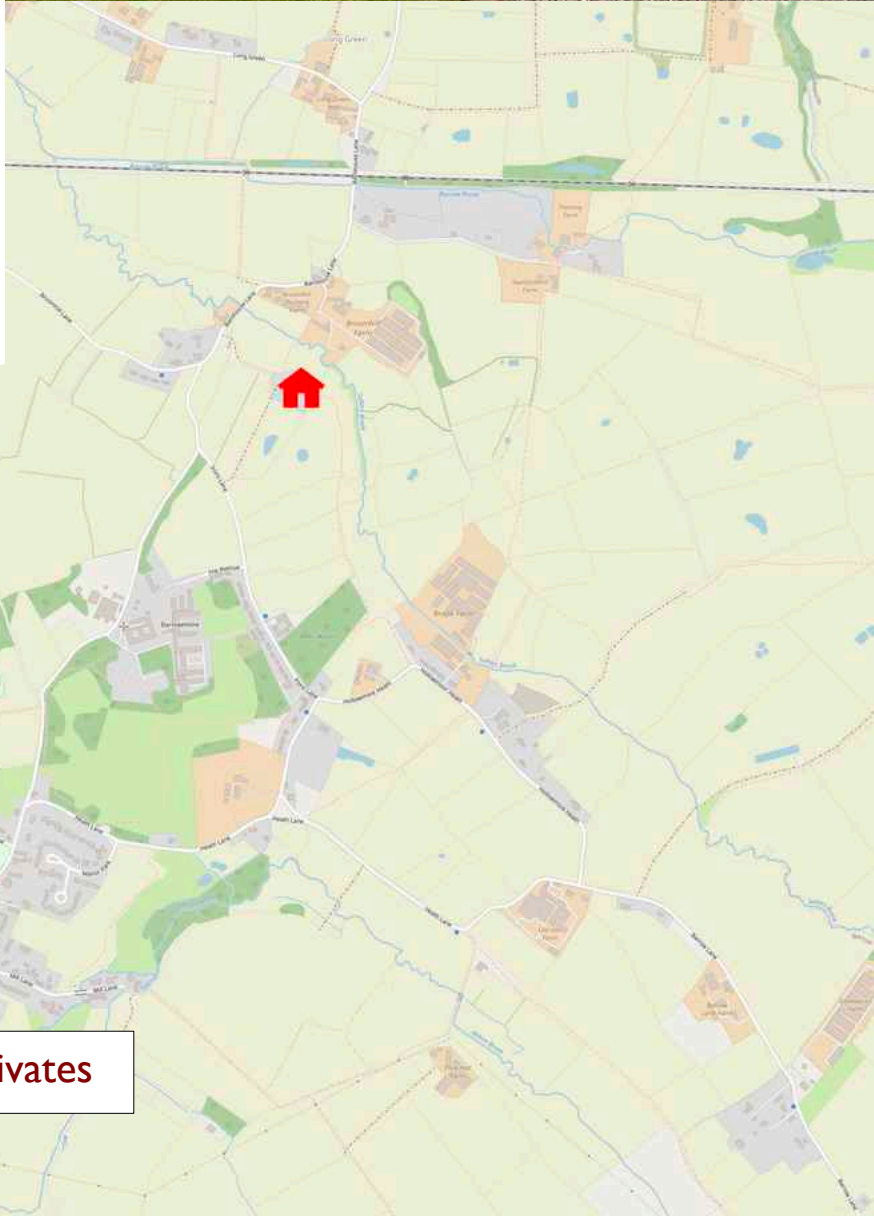
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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(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;

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what3words: vehicle.diplomat.motivates



HINCHLIFFE
HOLMES

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
Hincliffe Holmes

2021-2022




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ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★
BEST ESTATE AGENCY
CHESHIRE
Ben Hincliffe

2022-2023



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CHESHIRE
Hincliffe Holmes

2023-2024



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OF THE YEAR
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& NORTH WEST

GOLD



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LETTINGS

AWARDED FOR
MARKETING | SERVICE | RESULTS





**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

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

TARPORLEY OFFICE

56B High Street, Tarporley, Cheshire, CW6 0AG

01829 730 021 - tarporley@hinchliffeholmes.co.uk

NORTHWICH OFFICE

28 High Street, Northwich, Cheshire, CW9 5BJ

01606 330 303 - northwich@hinchliffeholmes.co.uk

www.hinchliffeholmes.co.uk