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HINCHLIFFE  
HOLMES



  
HINCHLIFFE  
HOLMES  
FOR SALE  
01825 720 002  
www.hinchliffeholmes.com

WEST COTTAGE





### **GROUND FLOOR**

Entrance Hall | Lounge | Kitchen

### **FIRST FLOOR**

Landing | Bedroom One | Bedroom Two  
Bathroom

### **OUTSIDE**

Gardens

# WEST COTTAGE

Main Street | Great Barrow | CH3 7HX

Situated in a sought-after quiet central village location, a charming, detached period cottage with many character features and private tiered landscaped gardens.

The property has the added benefit of Planning Permission Granted for a single storey rear extension (22/04386/FUL).

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 and public house 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 northwest 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.









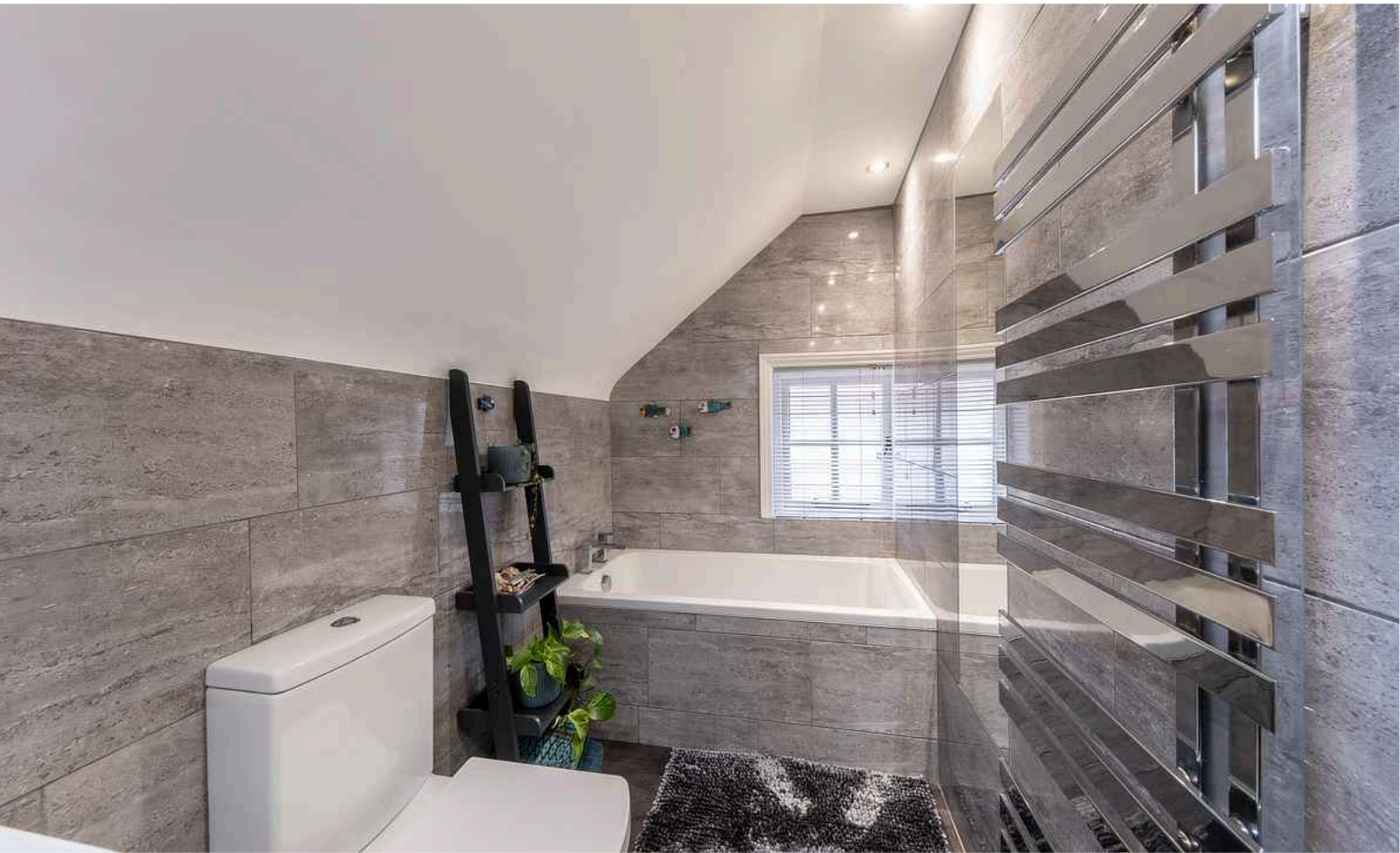


















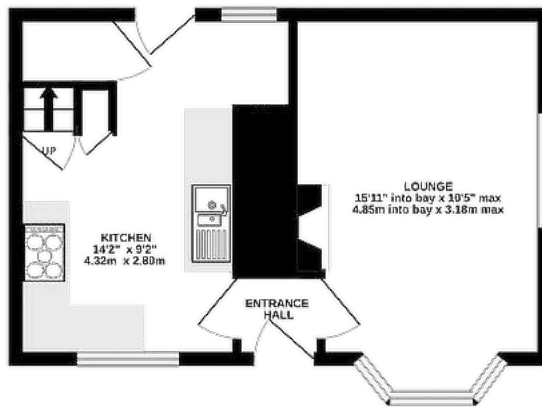




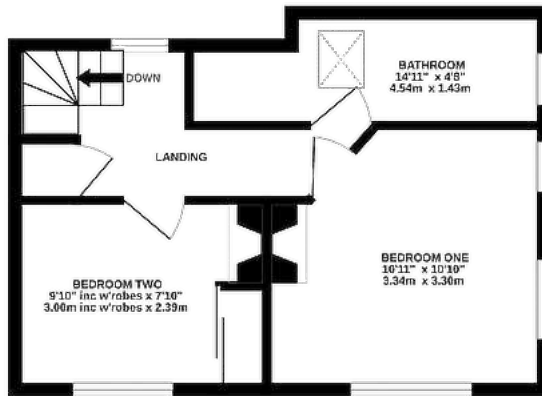




GROUND FLOOR  
304 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR  
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 sq.m.) approx.

#### TENURE

Freehold. Subject to verification by Vendor's Solicitor.

#### SERVICES (NOT TESTED)

We believe that mains water, electricity, central heating and drainage are connected.

#### LOCAL AUTHORITY

Cheshire West And Chester Council

#### 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:

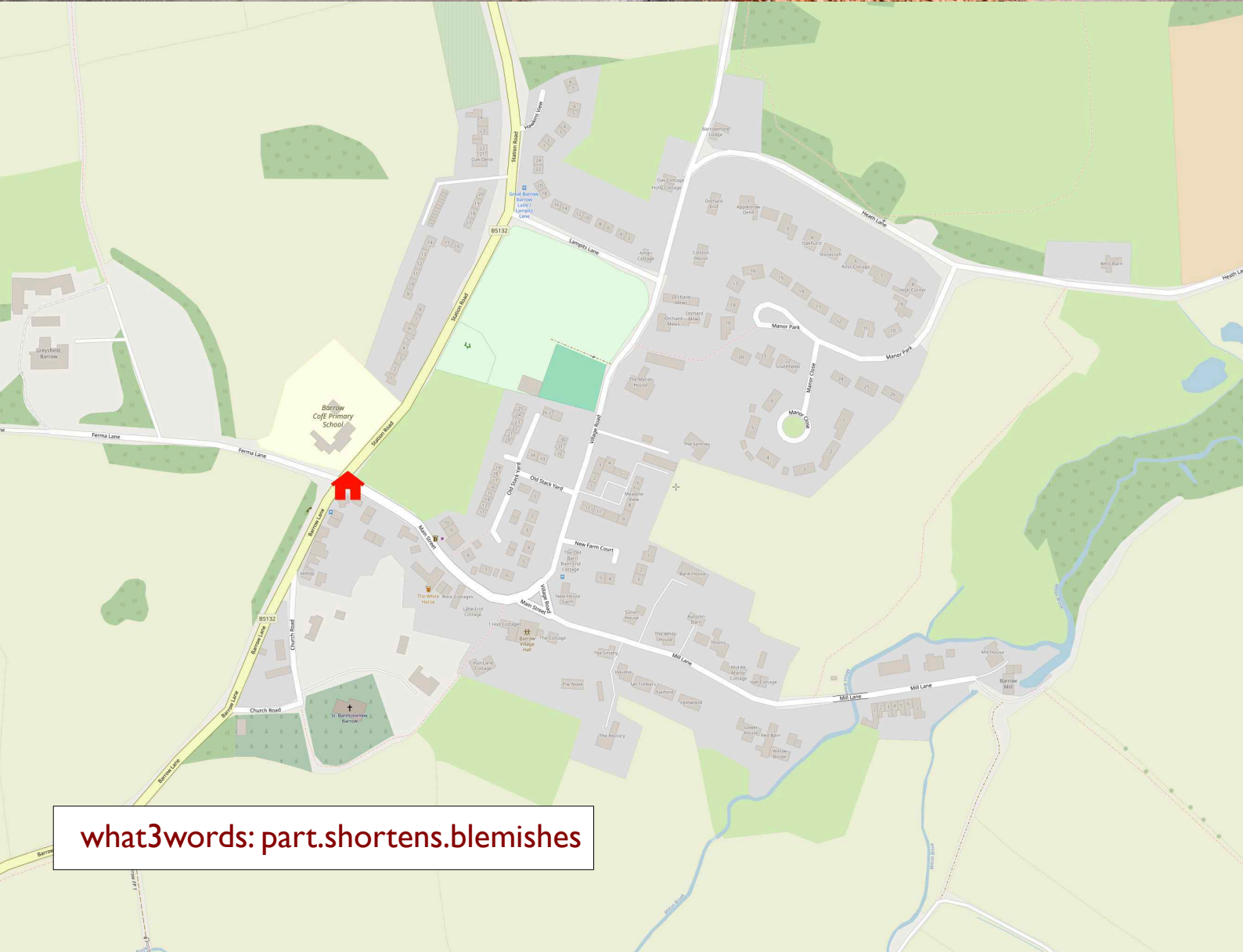
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(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.





what3words: part.shortens.blemishes





**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  
Hinchliffe Holmes

2021-2022




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2022-2023



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2022-2023



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2023-2024



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

**GOLD**



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MARKETING | SERVICE | RESULTS







**HINCHLIFFE  
HOLMES**

**INDEPENDENT ESTATE AGENTS**

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

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