



HINCHLIFFE
HOLMES



PLEMSTALL VIEW



GROUND FLOOR

Reception Hall | Living Dining Kitchen | Family Room
Study | Utility Room | WC

FIRST FLOOR

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

OUTSIDE

Parking | Gardens

PLEMSTALL VIEW

Low Hill | Dunham On The Hill | Frodsham | WA6 0NW

Situated in a sought-after quiet picturesque location with superb undisturbed views across the Cheshire countryside, and set in an elevated position, a BRAND NEW and individually designed detached family home with exceptional specifications and outstanding flexible accommodation throughout. Landscaped private gardens with excellent outside entertainment space and driveway providing extensive off-road parking.

Dunham on the Hill is a small village with two public houses located on the fringe of Helsby and the market town of Frodsham.

Frodsham has a wide Main Street where a historic market is held each Thursday. There are a wide range of shops available in the town together with a Morrisons supermarket and a number of bars, restaurants, coffee

shops, a post office, doctors and dentist surgeries. In terms of educational there is Helsby High School and Overton Primary School.

Helsby has a Tesco's supermarket, many other day to day amenities and a railway station.

Leisure attractions include several golf courses at Frodsham, Helsby and Delamere. Walks in Delamere Forest, Castle Park Manley and the property is adjacent to National Trust woodland, Helsby hill and the Sandstone Trail.

There is easy access to Chester, Manchester, Liverpool and North Wales via extensive road network system including the M62 and M53 motorways and travel to London via the nearby Runcorn station is less than two hours away whilst there is also a railway station in Frodsham itself and Helsby.

















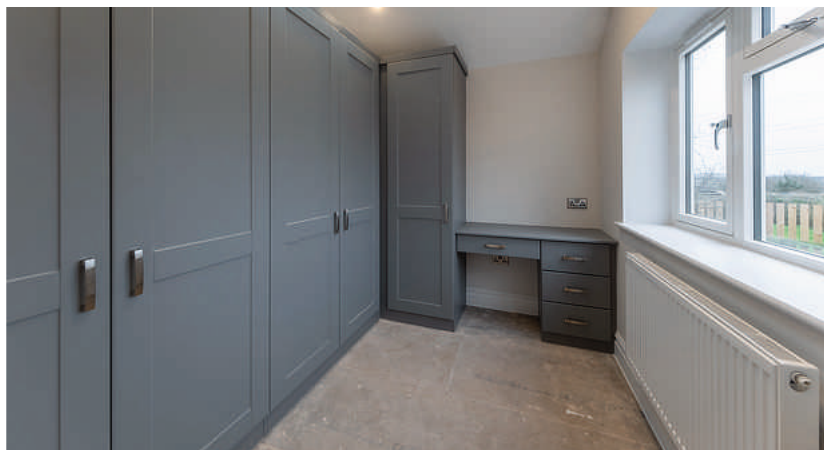














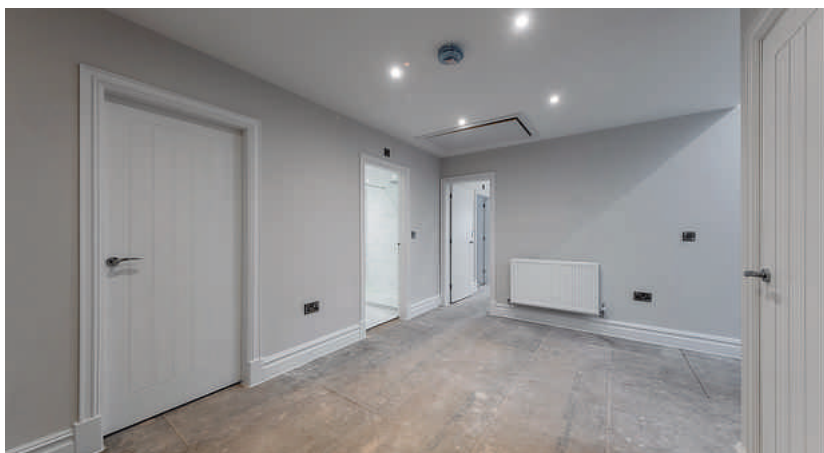












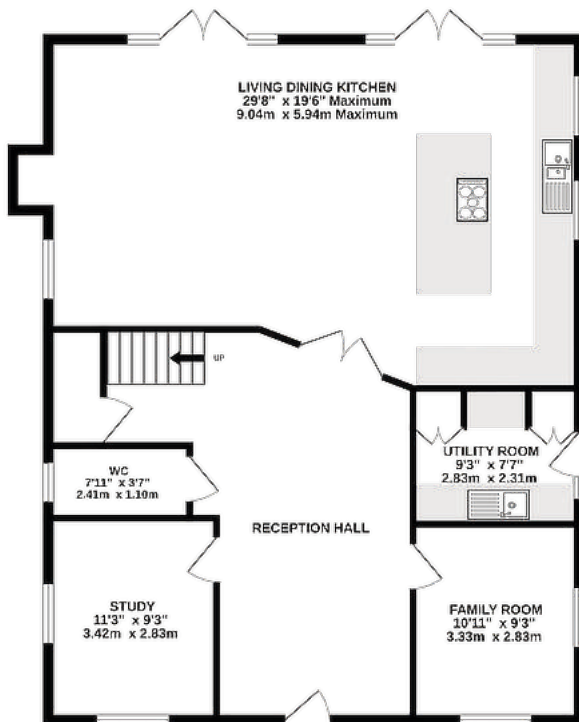






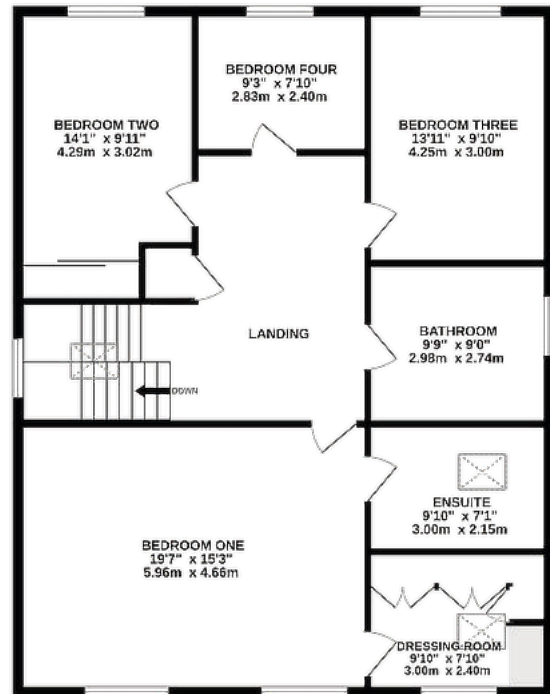


GROUND FLOOR
1134 sq.ft. (105.3 sq.m.) approx.



TOTAL FLOOR AREA: 2261 sq.ft. (210.0 sq.m.) approx.

1ST FLOOR
1127 sq.ft. (104.7 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 (Underfloor Heating to the Ground Floor) and drainage are connected.

ENERGY PERFORMANCE RATING

EPC Rating: Band B.

LOCAL AUTHORITY

Cheshire West And Chester Council.

POSSESSION

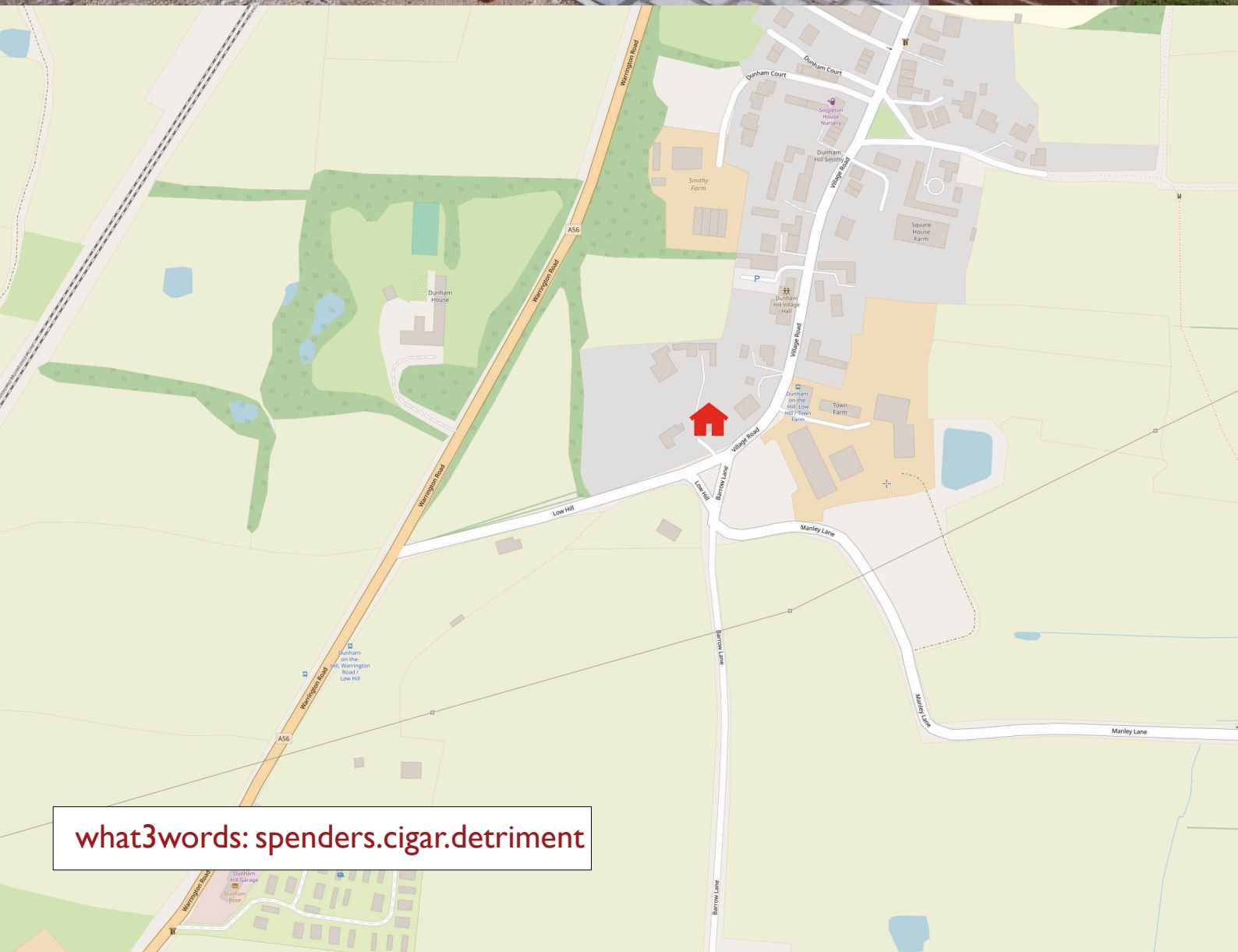
Vacant possession upon completion.

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: spenders.cigar.detriment



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




UNITED KINGDOM
PROPERTY AWARDS
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ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

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

2022-2023



UNITED KINGDOM
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★★★★★
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Hincliffe Holmes Ltd

2022-2023



UNITED KINGDOM
PROPERTY AWARDS
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★★★★★
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Hincliffe Holmes

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





**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

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

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