



HINCHLIFFE
HOLMES



ROSEDALE

**GROUND FLOOR**

Entrance Hall
Lounge
Living Room
Dining Kitchen
Utility
WC

FIRST FLOOR

Landing
Bedroom One
Bedroom Three
Bedroom Four
Bathroom

SECOND FLOOR

Bedroom Two - En-suite
Store

OUTSIDE

Garage
Parking
Gardens

ROSEDALE

Chapel Lane | Hargrave | CH3 7RR

Situated in a most sought-after quiet picturesque village location with undisturbed views across open farmland, a beautifully presented and extended semi-detached family home with superb flexible accommodation throughout. Low maintenance landscaped private gardens, driveway providing off road parking and garage.

The tranquil hamlet of Hargrave is positioned 7 miles to the east of Chester. It dates back to Norman times and is situated alongside the Shropshire Union Canal between Tattenhall, Tarporley and Chester.

The local Village Hall and green is maintained by the "Sir Thomas Moulson Trust" and the beautiful St. Peters Parish Church and bowling green is just a few moments stroll from the front door of the property.

The property lies on the Cheshire plain and enjoys glorious views across some of the County's finest countryside, particularly towards Beeston and Peckforton Castles. The Inn at Huxley (formerly The Farmer's Arms) is noted as a go to destination for fine dining.

Nearby Tattenhall has a picturesque High Street and offers a good range of services including general store, post office, hairdressers, chemist, doctor surgeries, pubs, restaurants, parish Church and a popular primary school. Also close by is Tarporley, one of Cheshire's most highly regarded villages which offers a range of facilities including a diverse selection of shops, post office, café's, restaurants, pubs, hospital, churches, highly regarded primary and secondary school and golf courses.

The historic City of Chester, with Roman and Tudor origins, has a great

array of shops, a stunning Cathedral, riverside position, and an expanding university with sporting facilities.

On the educational front there is a choice of state primary schools situated in the villages of Waverton, Tattenhall, Huxley and Duddon, and secondary schools at Tarporley, Christleton and Malpas. These are complemented by a good selection of independent schools nearby including King's and Queen's in Chester, Abbeygate College at Saighton and The Grange at Hartford.

On the recreational front there are several sports clubs locally including football, rugby, cricket, tennis, squash and hockey and golf courses at Waverton, Tarporley, Carden Park, Aldersey Green and Willington. There is motor racing at Oulton Park and for the equestrian enthusiasts racing at Chester. For those who enjoy a walk, the Sandstone Trail runs over the Peckforton and Bickerton Hills and there are hundreds of acres to enjoy at Delamere Forest.

Local Equestrian attractions include Horse Racing at Chester, Haydock and Bangor on Dee; Polo at Cheshire Polo Club in Little Budworth; Kelsall Hill Equestrian Centre, show-jumping at Southview, Broxton Hall Gallops; excellent outriding via the local country lanes and the Bishop Bennett Bridleway, a 34m route from nearby Beeston Castle to Wirswall on the Shropshire border and the nearby Delamere Loop.

The property is within commuting distance of Manchester and Liverpool via M56 and M53. Chester mainline train station offers excellent services to London, Liverpool and Manchester whilst International Airports are found in both Liverpool and Manchester.

















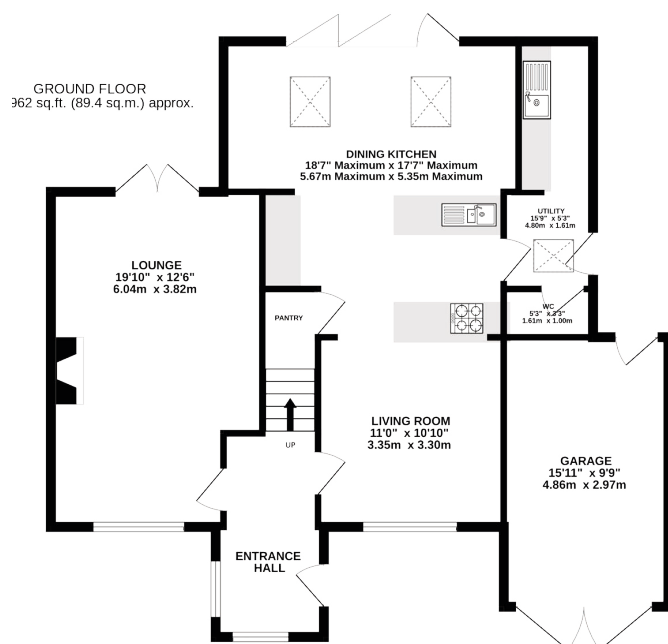




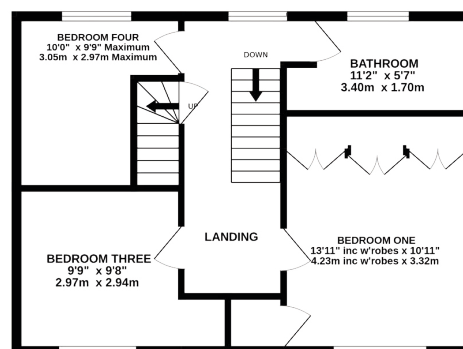




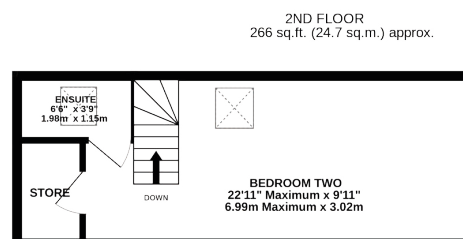




TOTAL FLOOR AREA : 1759 sq.ft. (163.4 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



2ND FLOOR
266 sq.ft. (24.7 sq.m.) approx.

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band D.

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: fulfilled.success.rivers



**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

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
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★
BEST ESTATE AGENCY
CHESHIRE
Ben Hincliffe

2022-2023



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★
BEST ESTATE AGENCY
SINGLE OFFICE
CHESHIRE
Hincliffe Holmes Ltd

2022-2023



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE

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

2023-2024



The **Negotiator**
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

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