



HINCHLIFFE
HOLMES



THE CROFT



GROUND FLOOR

Sitting Room - Reception Hall | Family Dining Kitchen | Lounge
Home Office - Family Dining Room | Utility Room | WC

FIRST FLOOR

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

OUTSIDE

Parking | Double Garage - Loft above Garage
BBQ Area | Gardens | Paddock

THE CROFT

Church Lane | Hargrave | CH3 7RH

Situated in a sought-after quiet picturesque village location with superb undisturbed views across the Cheshire countryside, an immaculately presented and extended detached family home with outstanding versatile accommodation throughout. The property is positioned in approximately 0.5 acres of beautifully landscaped private south-west facing gardens with great entertainment space and paddock. The electric gated entrance opens onto the driveway providing off road parking for several vehicles and leads to the detached double 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 Saughton 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.

















































































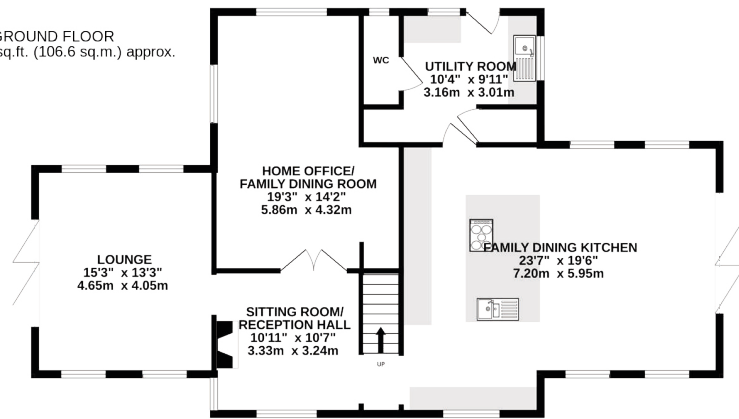




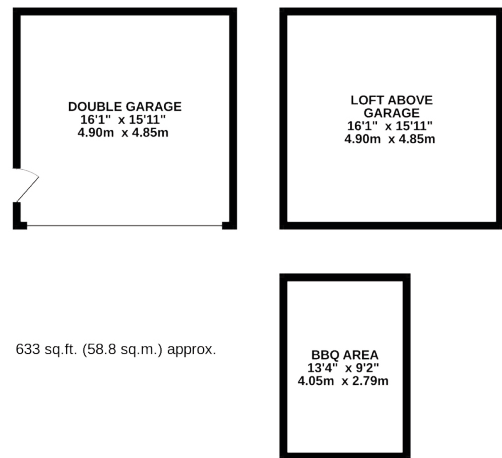
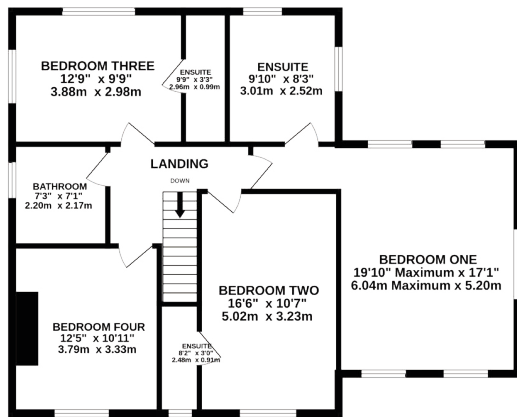




GROUND FLOOR
1147 sq.ft. (106.6 sq.m.) approx.



1ST FLOOR
942 sq.ft. (87.5 sq.m.) approx.



633 sq.ft. (58.8 sq.m.) approx.

TOTAL FLOOR AREA : 2721 sq.ft. (252.8 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 E.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

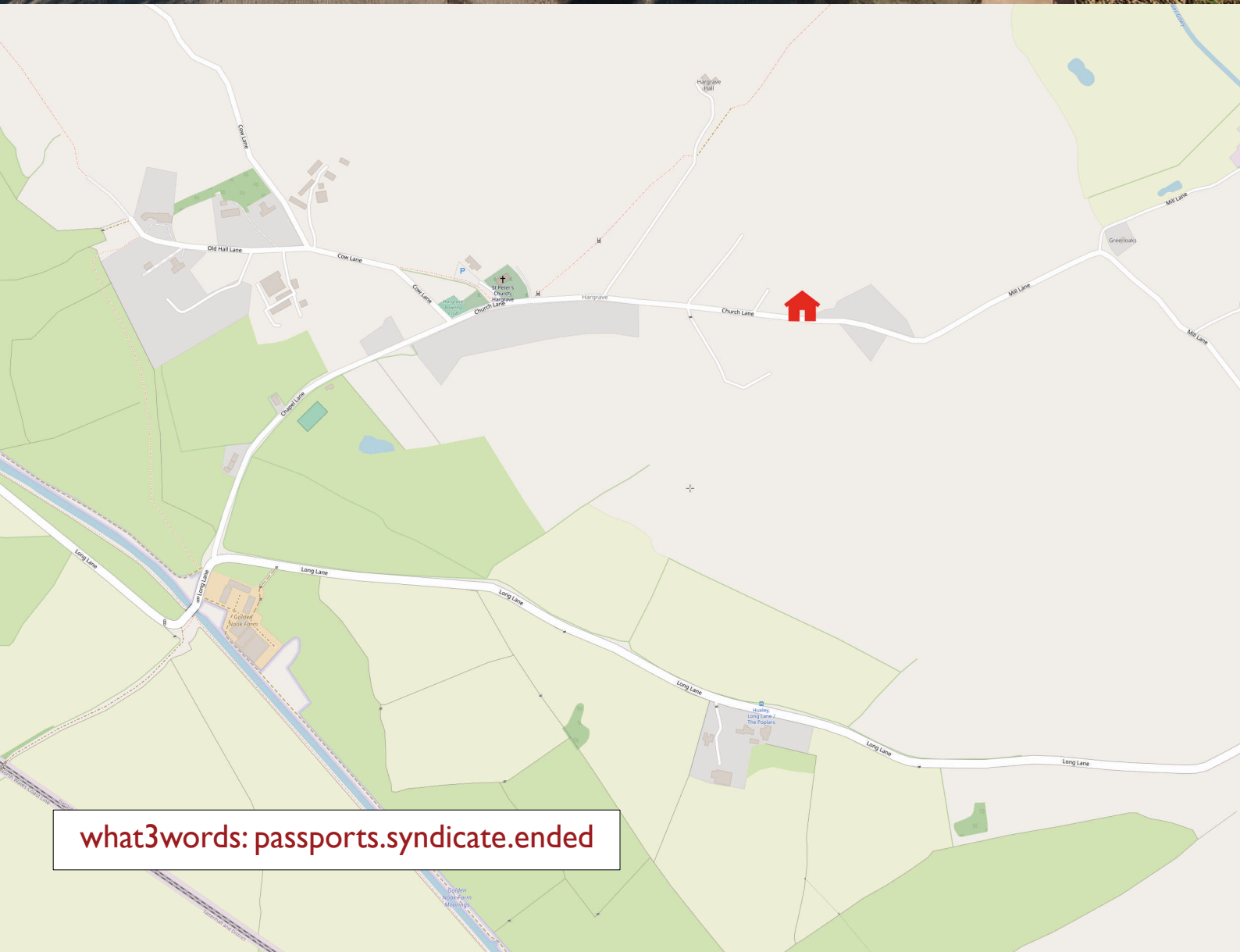
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Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley and Northwich.

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



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REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
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2021-2022



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★★★★★


BEST ESTATE AGENCY
SINGLE OFFICE CHESHIRE

Ben Hinchliffe

2022-2023



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HOLMES**

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