



HINCHLIFFE
HOLMES



5 POOLE BANK FARM



GROUND FLOOR

Entrance Hall | Dining Kitchen | Utility Room | Lounge
Study - Bedroom Four | Shower Room

FIRST FLOOR

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

OUTSIDE

Parking | Carport | Stores
Gardens

5 POOLE BANK FARM

Wettenhall Road | Poole Nr. Nantwich | CW5 6GR

This immaculately presented detached barn conversion, is situated in a desirable semi-rural location, and is set within a small quiet development, with over 2,500 sq.ft. of superb versatile accommodation and many character features throughout. The property is positioned in approximately 1.4 acres of beautifully landscaped, south-facing gardens and paddock with great outdoor entertaining space and views across open farmland. The driveway provides off road parking for several vehicles and leads to the double carport and storage.

Poole is a tranquil semi-rural hamlet set amidst some of Cheshire's most attractive countryside.

The adjoining village of Worleston has a highly regarded primary school, St. Oswalds Church, village shop and a public house.

For wider amenities, Nantwich is found within 3 miles. Nantwich is a quaint market town with lovely boutique type shops, coffee shops and benefiting from national stores. Beautiful architecture abounds. Superb annual events take place in the town which include a Jazz Festival, Nantwich Agricultural Show and International Cheese Competition, and a Food Festival. The town has many sports

clubs and sports facilities including a wonderful outdoor salt water(brine) swimming pool, home to Nantwich Triathlon.

Education is well catered for with strong secondary schools in Nantwich and easy private bus access to private schools such as The Kings and Queens Schools in Chester and The Grange in Northwich. Reaseheath Agricultural College offers wonderful facilities for higher education. Furthermore, 5 miles away is the award-winning village of Tarporley.

The award-winning village of Tarporley, is renowned for its Historic High Street which is located approximately 12 miles from Chester and offers a superb range of amenities including fashion boutiques, art galleries, DIY, florists, hairdressers, chemist, hospital, petrol station and other general stores. There is also a range of pleasant restaurants and public houses, which complete the thriving village. Additionally, Tarporley has the added benefit of two highly regarded Golf courses. Tarporley has its own two churches and both primary and secondary schools. There is easy access to the surrounding villages, motorway, and railway networks, which give access to the north and south of the UK.



























































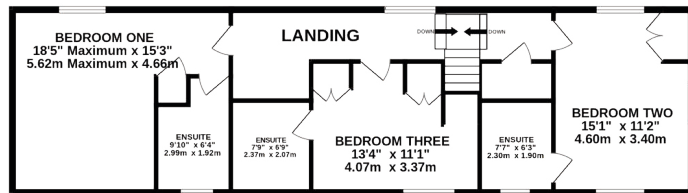








1ST FLOOR
893 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA : 2562 sq.ft. (238.0 sq.m.) approx.

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

There is a Management Charge for the development - One member of each household is a director.

The Management Charge is approximately £500 per annum - This can be paid on a monthly or annually basis at owner's preference. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, oil-fired central heating and private drainage are connected.

LOCAL AUTHORITY

Cheshire East Council. Council Tax – Band F.

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 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: crafts.chops.breath



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
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REAL ESTATE




ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

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SINGLE OFFICE CHESHIRE

Hinchliffe Holmes

2021-2022



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SINGLE OFFICE CHESHIRE

Ben Hinchliffe

2022-2023



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& NORTH WEST

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**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

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

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