



HINCHLIFFE  
HOLMES



POPLAR GROVE FARM



## **POPLAR GROVE FARM**

### **CELLAR**

### **GROUND FLOOR**

Entrance Hall | Breakfast Dining Family Kitchen | Sitting Room | Lounge  
Utility Room | Boot Room | Rear Hall | WC

### **FIRST FLOOR**

Landing | Bedroom One - Ensuite - Dressing Room | Bedroom Four  
Bedroom Five | Bedroom Six | Bathroom

### **SECOND FLOOR**

Landing | Bedroom Two - Ensuite | Bedroom Three - Ensuite  
Study - Bedroom Seven | Store

### **OUTSIDE**

Gym | Sauna | Shower Room  
Garden Store | Store | Covered Area | Gardens

## **POND VIEW BARN**

Entrance Hall | Living Dining Kitchen | Bedroom | Study | Shower Room

# POPLAR GROVE FARM

Smithy Lane | Mouldsworth | CH3 8AR

Situated in a sought-after quiet and picturesque village location with undisturbed views across the Cheshire countryside, an outstanding, fully renovated, and extended, Grade II listed detached farmhouse with exceptional specifications, charming character features, and superb flexible accommodation in excess of 5,500 sq.ft. (including a two-bedroom Detached Cottage, Detached Gym/Studio and Outbuildings).

The property is positioned in over 1 acre of beautifully landscaped private south-west facing gardens with excellent outside entertainment space, along with the driveway providing off-road parking for several vehicles.

Mouldsworth is a delightful village that lies in the heart of some of Cheshire's most unspoilt and beautiful countryside. Wider amenities are close at hand with the centre of Chester

being just 9 miles away and further comfortable access to other centres including Frodsham, Tarporley and Northwich.

In the centre of the village is the Goshawk Public House and Mouldsworth railway station which is on the Chester/Manchester line providing regular services.

There are excellent schools in both the state and private sectors all located within a short travelling distance of the property.

The nearby village of Ashton has a thriving general store/post office, and the business traveller has access to a comprehensive road system with the A556, M6 and M56 all being easily accessed and the commercial centres of Manchester, Liverpool (and their airports) Crewe and Runcorn Railway Stations all being within commuting distance.













































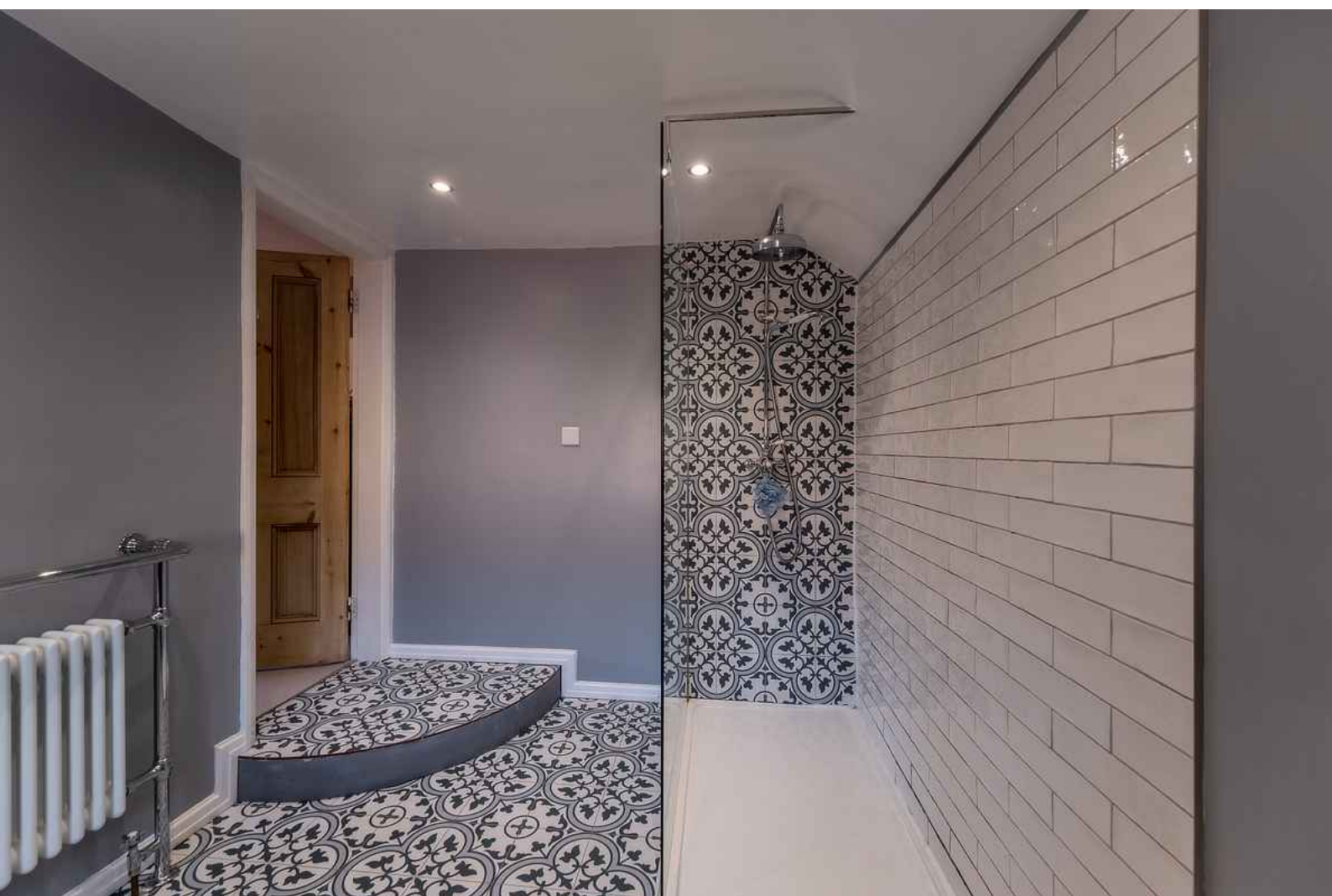








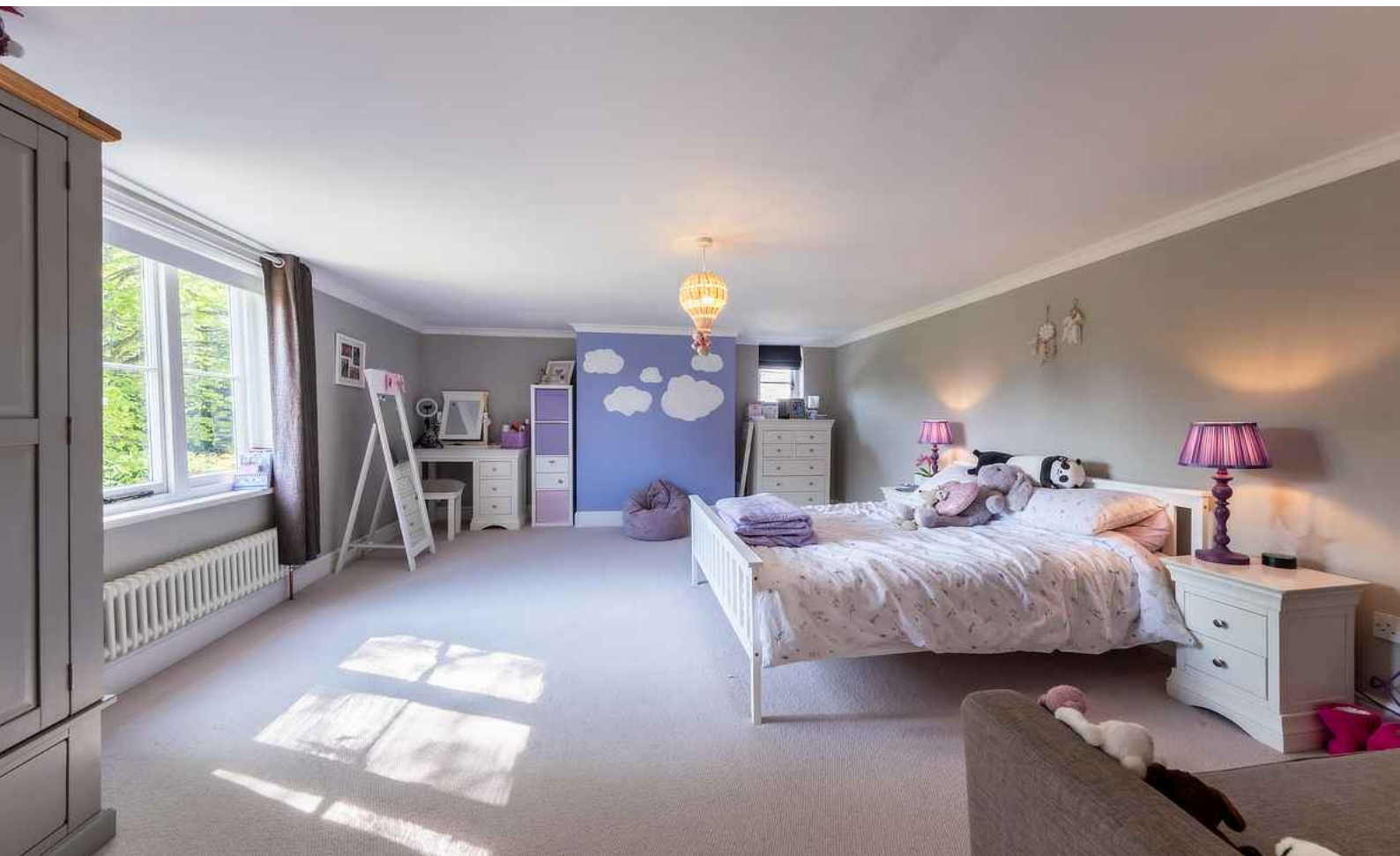












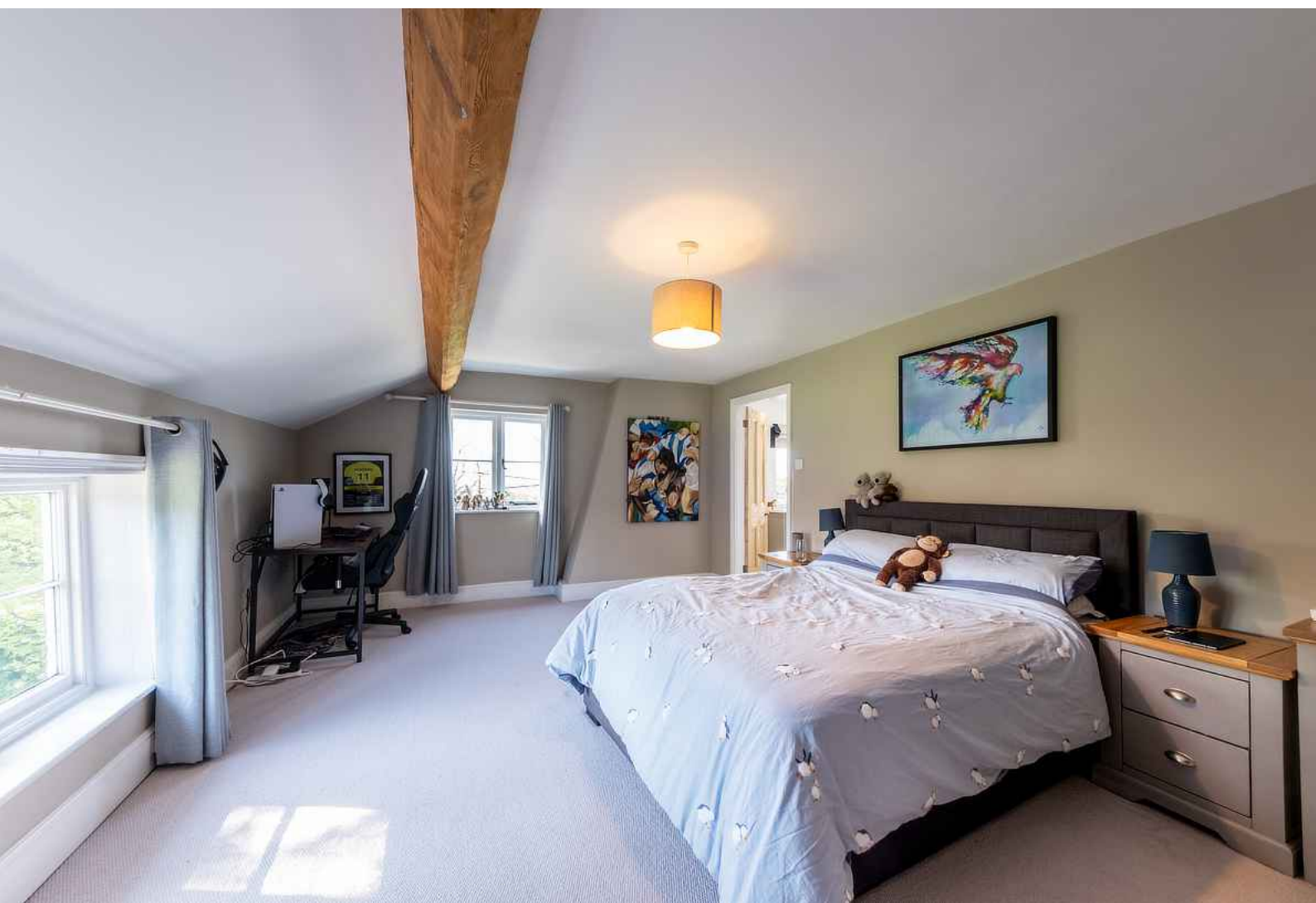










































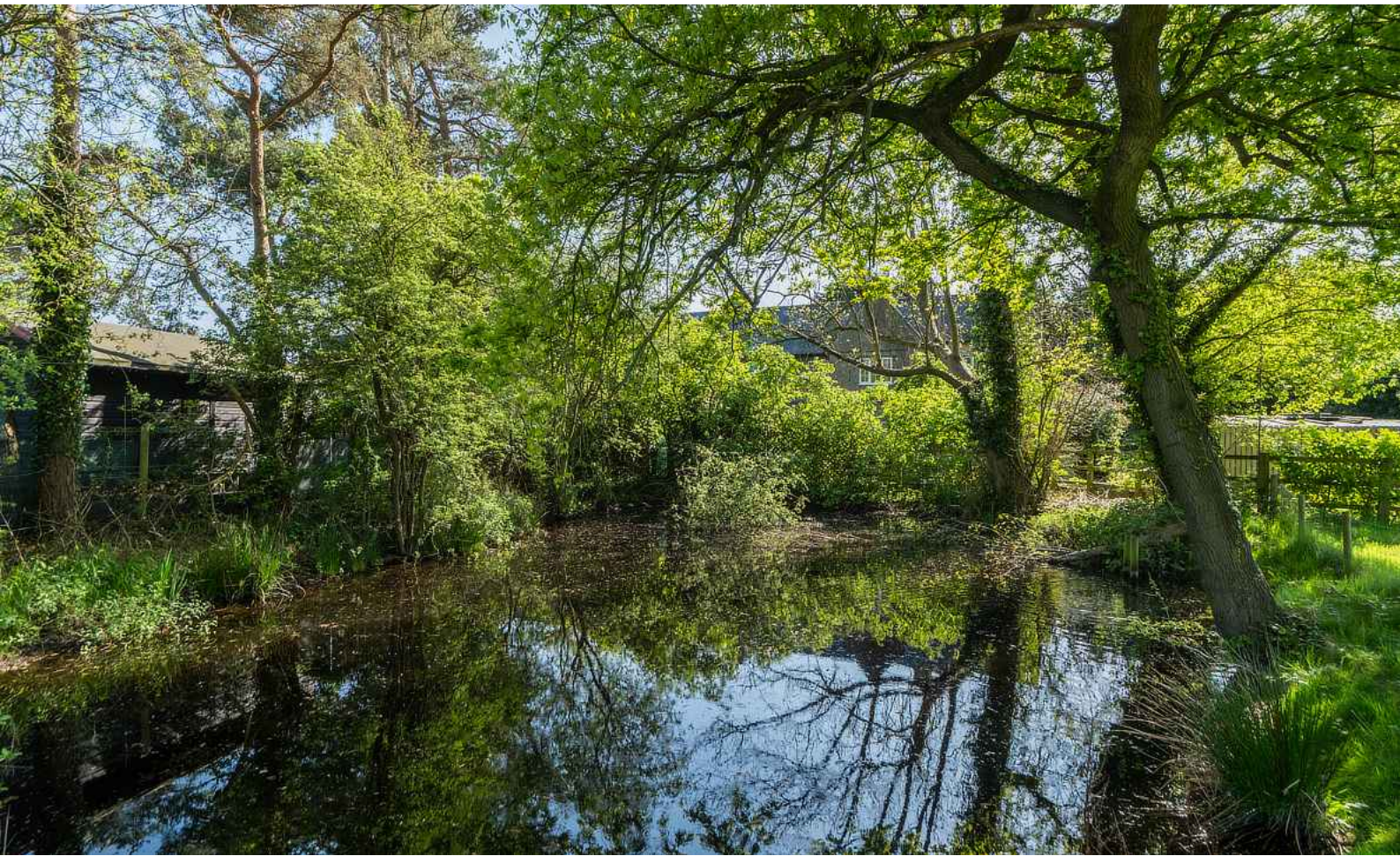








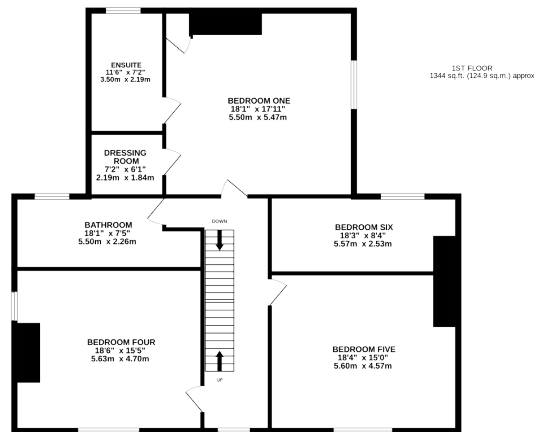
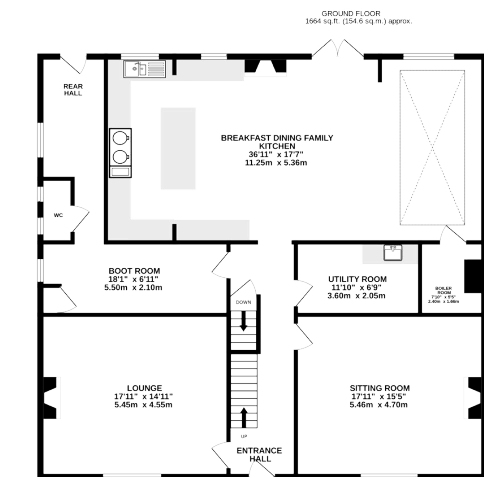




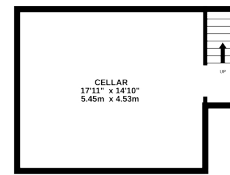




## POPLAR GROVE FARM



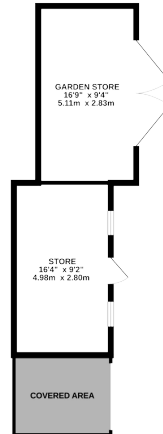
BASEMENT  
306 sq ft. (28.4 sq.m.) approx.



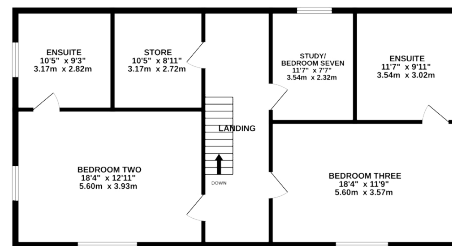
OUTSIDE PLANT  
100 sq ft. (9.3 sq.m.) approx.



OUTSIDE PLANT  
100 sq ft. (9.3 sq.m.) approx.



2ND FLOOR  
942 sq ft. (87.5 sq.m.) approx.



TOTAL FLOOR AREA : 4256 sq.ft. (395.4 sq.m.) approx.

### TENURE

Freehold. Subject to verification by Vendor's Solicitor.

There is a Management Charge of £80 per month for shared communal areas. 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 West And Chester Council.

Poplar Grove Farm - Council Tax – Band G.

Pond View Barn - 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;

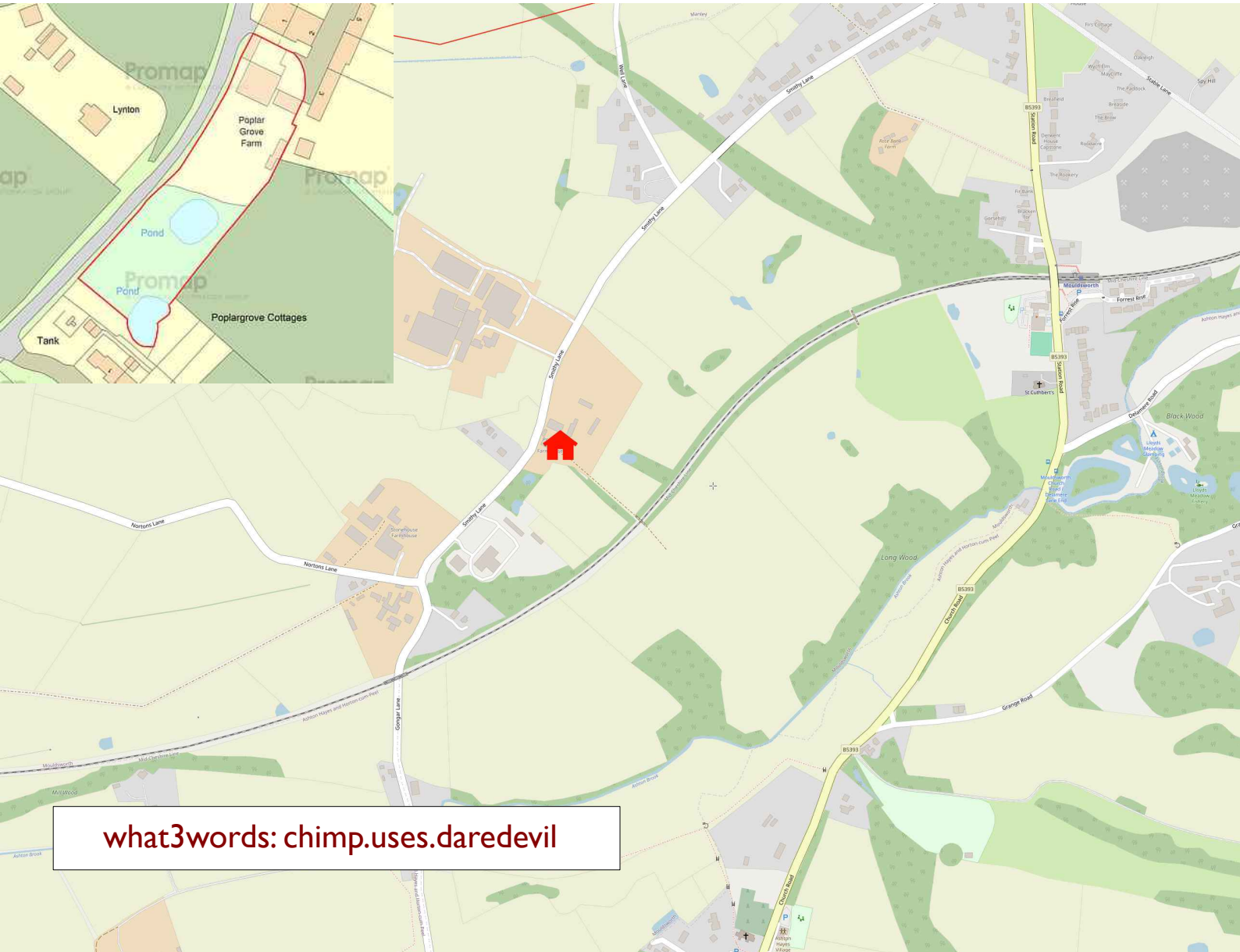
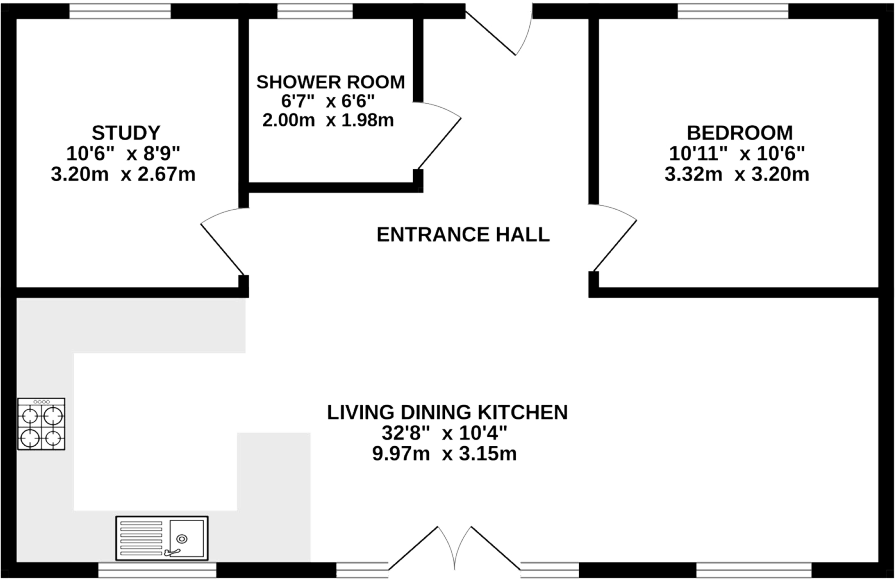
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy 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.

POND VIEW BARN

BARN  
681 sq.ft. (63.3 sq.m.) approx.





**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





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](mailto:tarporley@hinchliffeholmes.co.uk)

NORTHWICH OFFICE

28 High Street, Northwich, Cheshire, CW9 5BJ  
01606 330 303 - [northwich@hinchliffeholmes.co.uk](mailto:northwich@hinchliffeholmes.co.uk)

[www.hinchliffeholmes.co.uk](http://www.hinchliffeholmes.co.uk)