

HILL FARM HOUSE

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Heath Green | Tarporley | CW6 0JD

Hill Farm House is set in a stunning tropical private enclave, uniquely located 10 minutes stroll from Tarporley village. With breathtaking elevated views of five counties and spectacular sunsets this is the type of 'Lifestyle' property that seldom comes to the market.

Hill Farm House is beautifully located within 1.5 acres featuring a fabulous Mediterranean Courtyard, sunset terrace, wonderfully manicured lawns and the most stunning tropical landscaping imaginable. A striking feature Garden Room is enveloped by the stunning scenery of the grounds with Beeston and Peckforton Castles and the Welsh mountains as a commanding backdrop.

With a south westerly perspective, the sun shines on the abundance of terraces from sunrise to sunset. This enviable aspect creates an entertaining dynamic and Lifestyle enhancement very few properties could ever match.

One of the properties outstanding

features is unquestionably the wonderful quality of landscaping and plethora of outside entertaining spaces that all take in the unparalleled views. The impressive Mediterranean courtyard entrance area is adorned with palm trees and taking centre stage is a curved sandstone wall surrounding a beautiful urn water feature.

Indian paved terraces wrap around the property creating several purpose designed zones to enjoy the elevated south westerly perspective with sunshine from sunrise to sunset. A contemporary decking area is the perfect spot to enjoy a morning coffee or spot of lunch. The feature sunken terrace area accommodates a hot tub and large "Oval Safari" Thatched Breeze House and is completely enveloped by a variety of palm trees.

A stunning fusion of truly eye-catching mature palm trees, framed by traditional box hedging throughout the gardens, results in a fine country house feel with a unique

Mediterranean planting twist. Manicured striped lawns, including a true wow factor infinity lawn and ha-ha adds a highly sought after and much coveted dimension to the grounds. The Sunset Terrace featuring a "Mara" circular Thatched Breeze House and a two-tiered cascading pond waterfall is the perfect spot to watch the sun drop behind the Welsh mountains with a sundowner in hand.

A 20 feet high sandstone seam offers a dramatic contrast within a cluster of mature trees creating a unique woodland spectacle to the east of the gardens.

All of the borders are extremely low maintenance and protected with membrane with bright golden gravel giving an amazingly effective contrast against the reclaimed sandstone boulders, topiary and palm trees.

A particularly striking garden design theme is that all of the specimen trees and tropical planting are uplit come dusk time. This creates the most magical environment to enjoy the

grounds in the evenings. The palm silhouettes at sunset create a true 'far and away' exotic feel that makes it difficult to believe you are in Cheshire. 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.

The property is also within reach of several independent schools, namely, The Grange in Hartford, Kings School, Chester, Queens School Chester and Abbeygate.

GROUND FLOOR

Entrance Hall | Cloakroom | WC | Reception Hall | Drawing Room | Garden Room | Dining Room | Breakfast Kitchen
Family Room | Pantry | Reception Rear Hall | Study | Utility Room

FIRST FLOOR

Landing | Principal Bedroom Suite - Dressing Room - En-suite | Bedroom Two (Guest Room) - En-suite | Bedroom Three
Bedroom Four (Guest Suite) - En-suite | Bedroom Five - Dressing Room | Family Bathroom | Nursery/Bedroom

OUTSIDE

Garden | Garden Utility Room | Courtyard Garage | Double Garage | First Floor Entertainment/Playroom





BREAKFAST KITCHEN



UTILITY ROOM





RECEPTION HALL AND CLOAKROOM





GARDEN ROOM



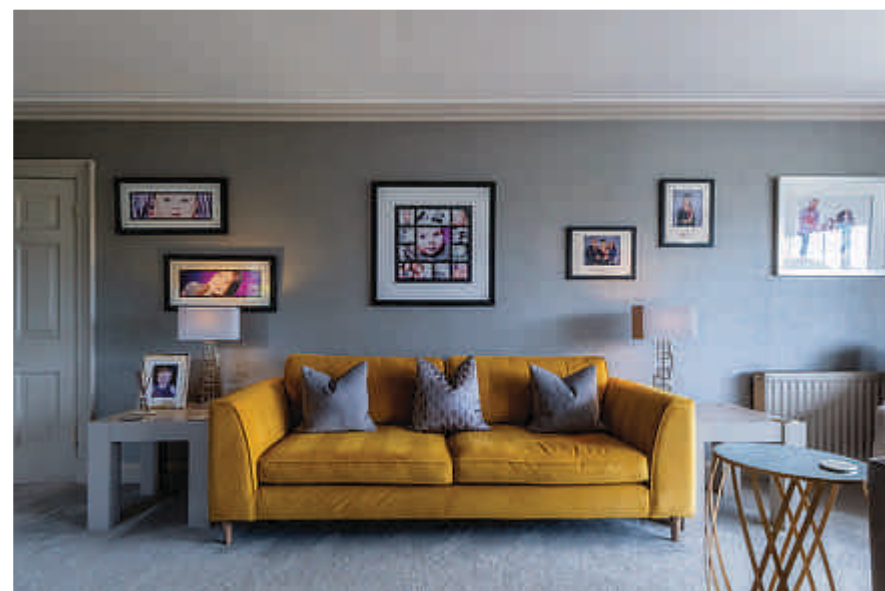


DINING ROOM





DRAWING ROOM



FAMILY ROOM



STUDY & RECEPTION REARHALL





LANDING



PRINCIPAL BEDROOM



PRINCIPAL EN-SUITE



BEDROOM TWO (GUEST SUITE)



BEDROOM THREE



BEDROOM FOUR SUITE



BEDROOM FIVE



DRESSING ROOM & FAMILY BATHROOM







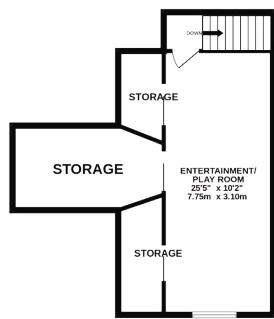
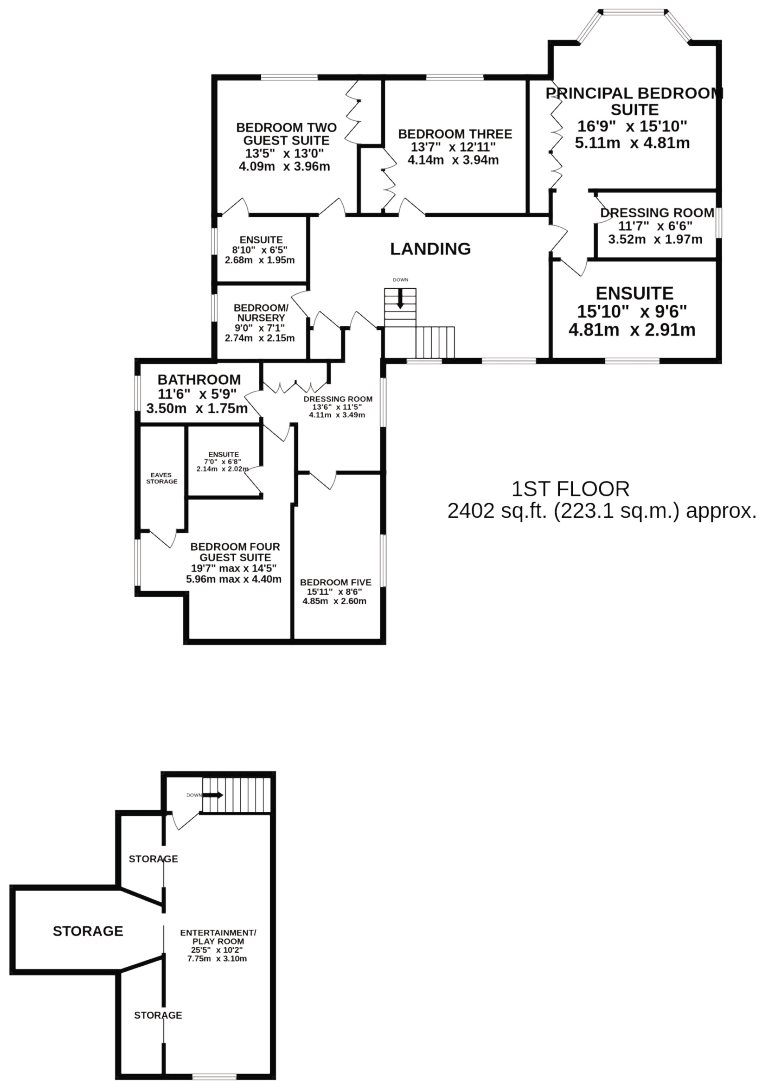
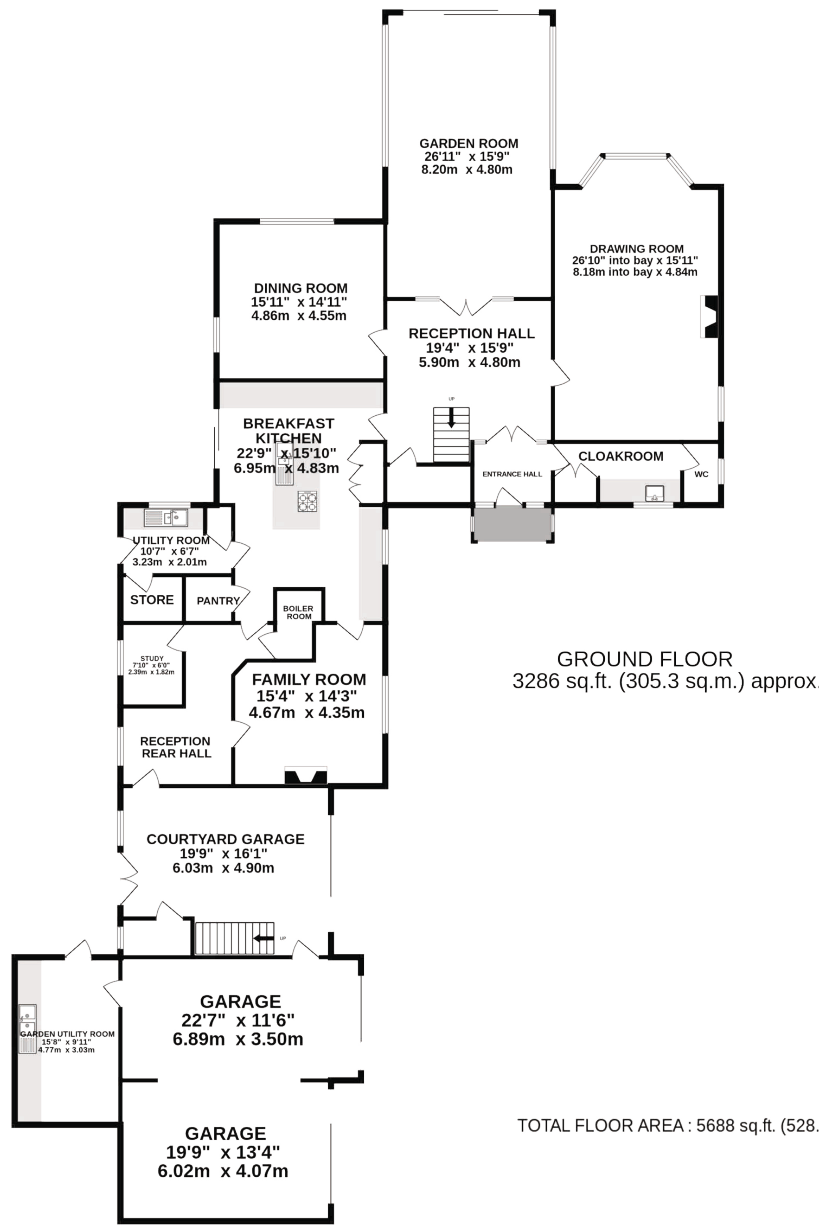






**COURTYARD GARAGE &
FIRST FLOOR ENTERTAINMENT/PLAYROOM**





TENURE
Freehold. 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.

Please Note:- The "Oval Safari" Thatched Breeze House and "Mara" circular Thatched Breeze House are available for separate negotiation.

LOCAL AUTHORITY
Cheshire West And Chester. Council Tax – Band G.

POSSESSION
Vacant possession upon completion.

VIEWING
Viewing strictly by appointment through the Agents.

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HOLMES**

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