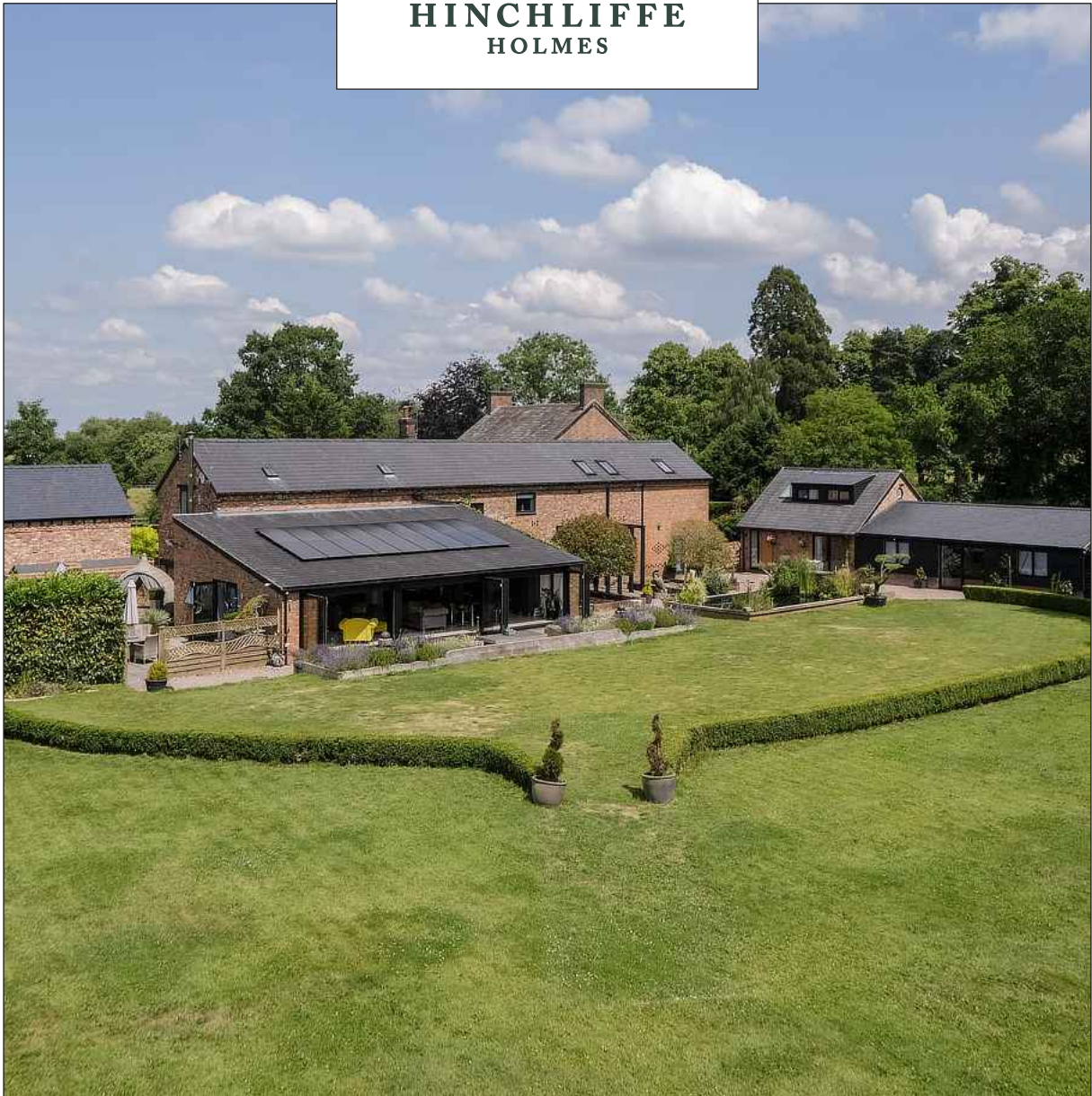


# THE DRIFT HOUSE

Burland Green | Burland | CW5 8NG



HINCHLIFFE  
HOLMES



*Situated in a sought-after quiet location with superb undisturbed views across open farmland, and set in approximately 6.5 acres of beautifully landscaped private south-west facing gardens and land, an outstanding, immaculately presented and extended detached barn conversion, upgraded to exceptional specifications with superb flexible accommodation in excess of 3,600 sq.ft.. There is an over 1,700 sq.ft. Detached Annex and Triple Garage, along with an electric gated entrance opening onto a tree-lined driveway providing off road parking for several vehicles.*



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Burland is a small hamlet set within open countryside.

The nearby village of Bunbury offers a range of local amenities with a convenience store, butcher, three public houses and a beautiful Church which dates back over 1000 years. There is also a cricket club, bowls club, tennis club and Medical Centre. Of particular note is Bunbury Primary School which enjoys a reputation for academic excellence. The Primary School also acts as a feeder into Tarporley High School which can be found 3 miles away.

The property lies near the small historic village of Acton and the larger

town of Nantwich, which is mentioned in the Domesday Book, where the church dates from the 1200's and was the site of a major battle in 1643 between the Royalists and the Parliamentarians which is enacted every year. Nantwich is a charming market town set beside the River Weaver with a rich history, a wide range of speciality shops and four supermarkets. Nantwich in Bloom in November 2015 was delighted to have once again scooped the prestigious Gold award from the Britain in Bloom competition. In Cheshire, Nantwich is second only to Chester in its wealth of historic buildings. The High Street has many of the town's finest buildings, including the Queen's Aide House and The Crown Hotel built in 1585.

Located within five minutes of the pick-up and drop-off points for several top Cheshire private schools, including: Ellesmere College, Kings School (Chester), Queens School (Chester) and The Grange.

Crewe railway station is a 15 minute's drive from the property, where there are regular trains to London Euston in only 1hr and 30 mins and the M6 motorway is only a 10 minute's drive from Nantwich. Manchester and Liverpool Airports are only a 45 minute's drive.

















**TEENAGERS**  
INSTEAD OF BEING MANAGED  
BY THEIR PARENTS  
**ACT NOW!!**  
BEFORE YOU GET A REP.  
FROM YOUR BOSS -  
WHILE YOU STILL  
HAVE AN OPTION.



**TEENAGERS**  
TIRED OF BEING MANAGED  
BY YOUR STUPID PARENTS?  
**ACT NOW!!!**  
MOVE OUT, GET A JOB,  
PAY YOUR BILLS,  
WHILE YOU STILL  
KNOW FISHING!



















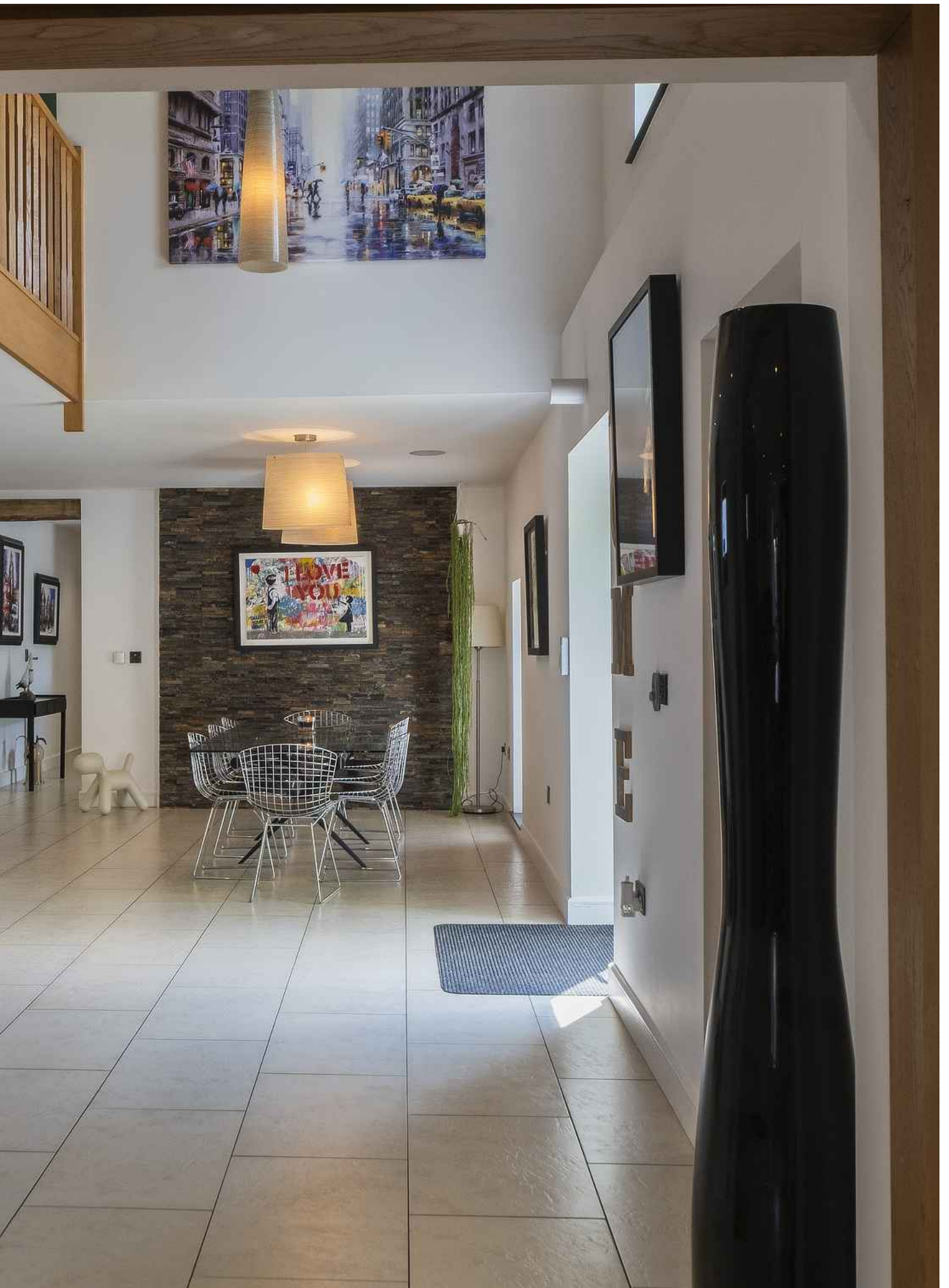






















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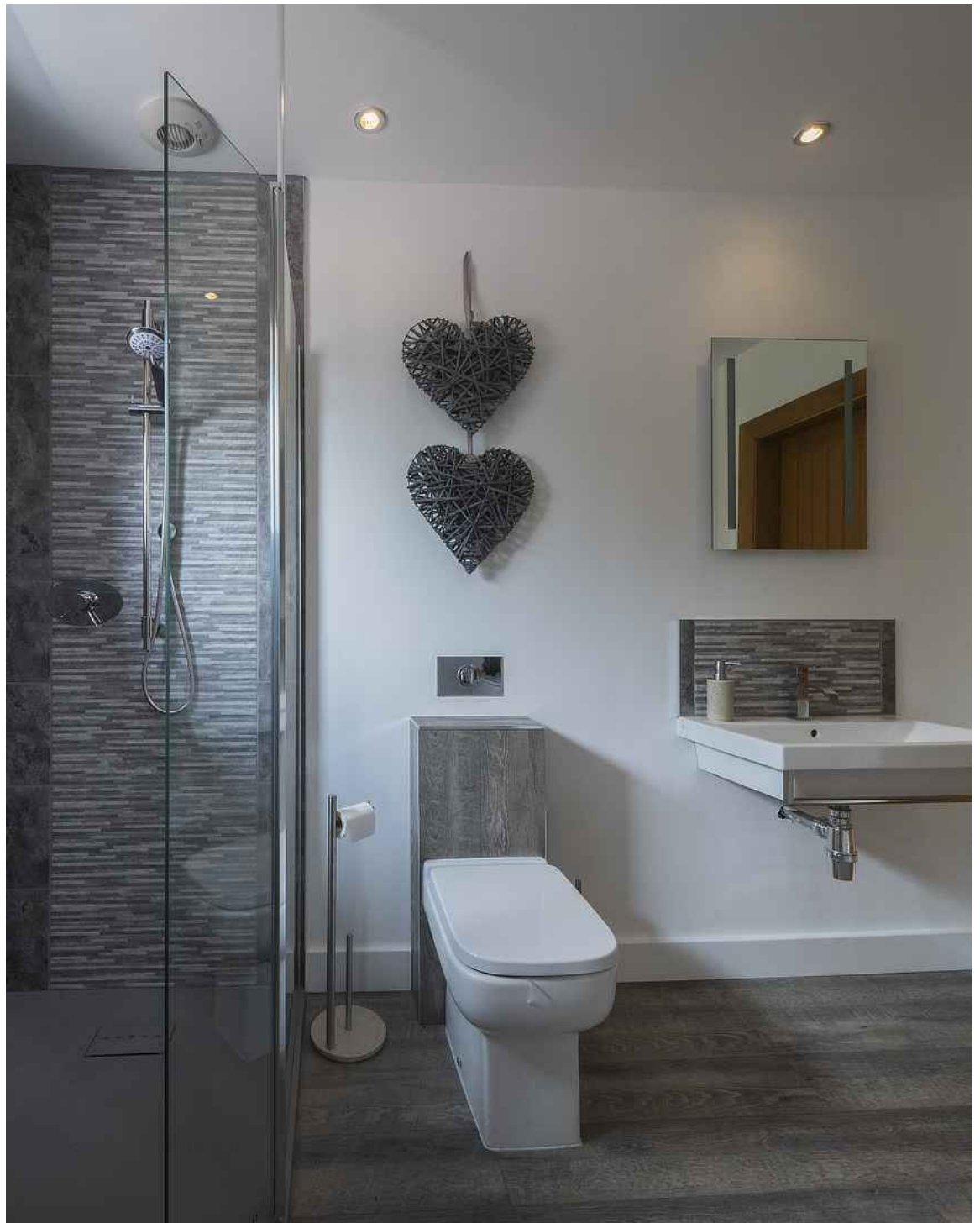






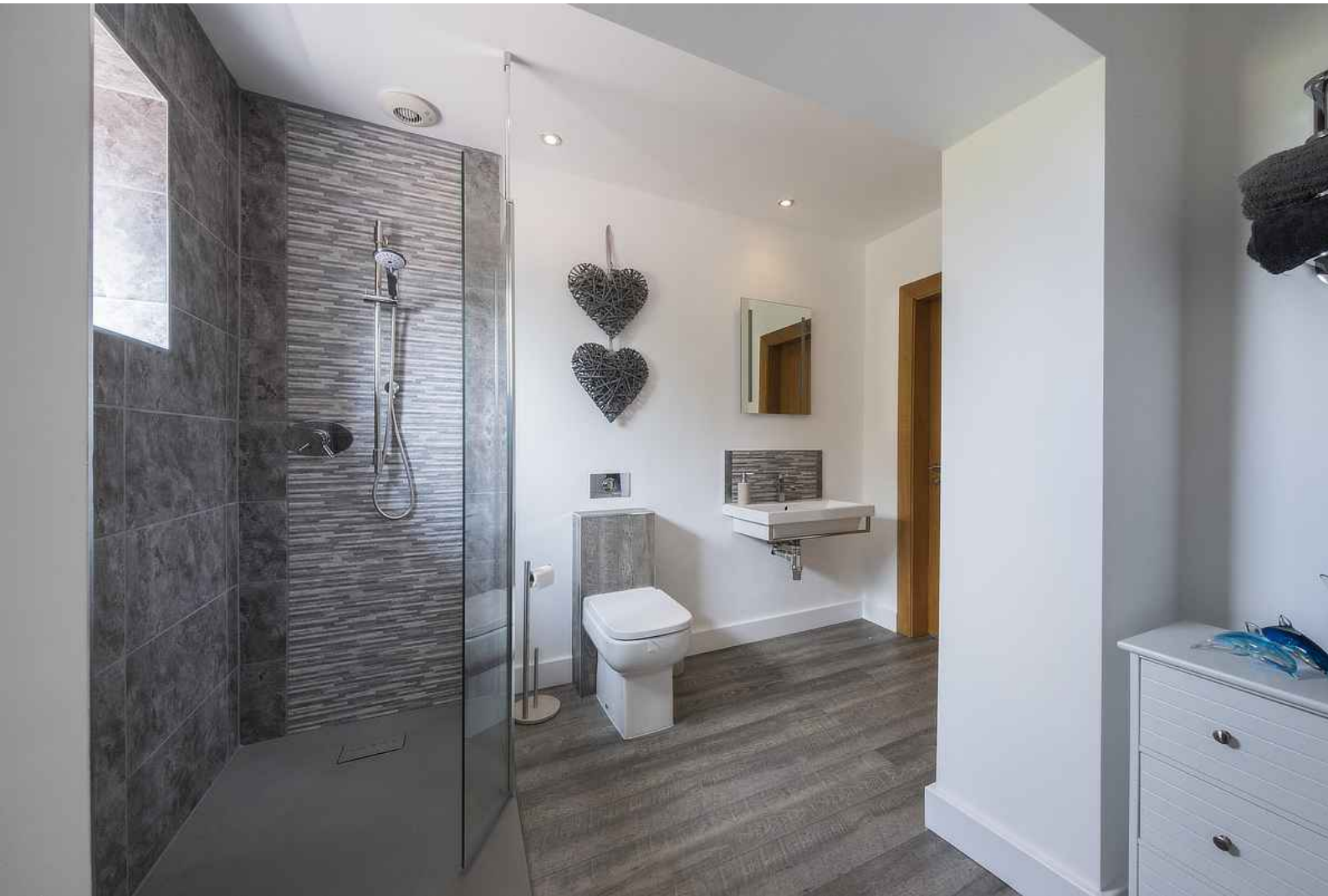


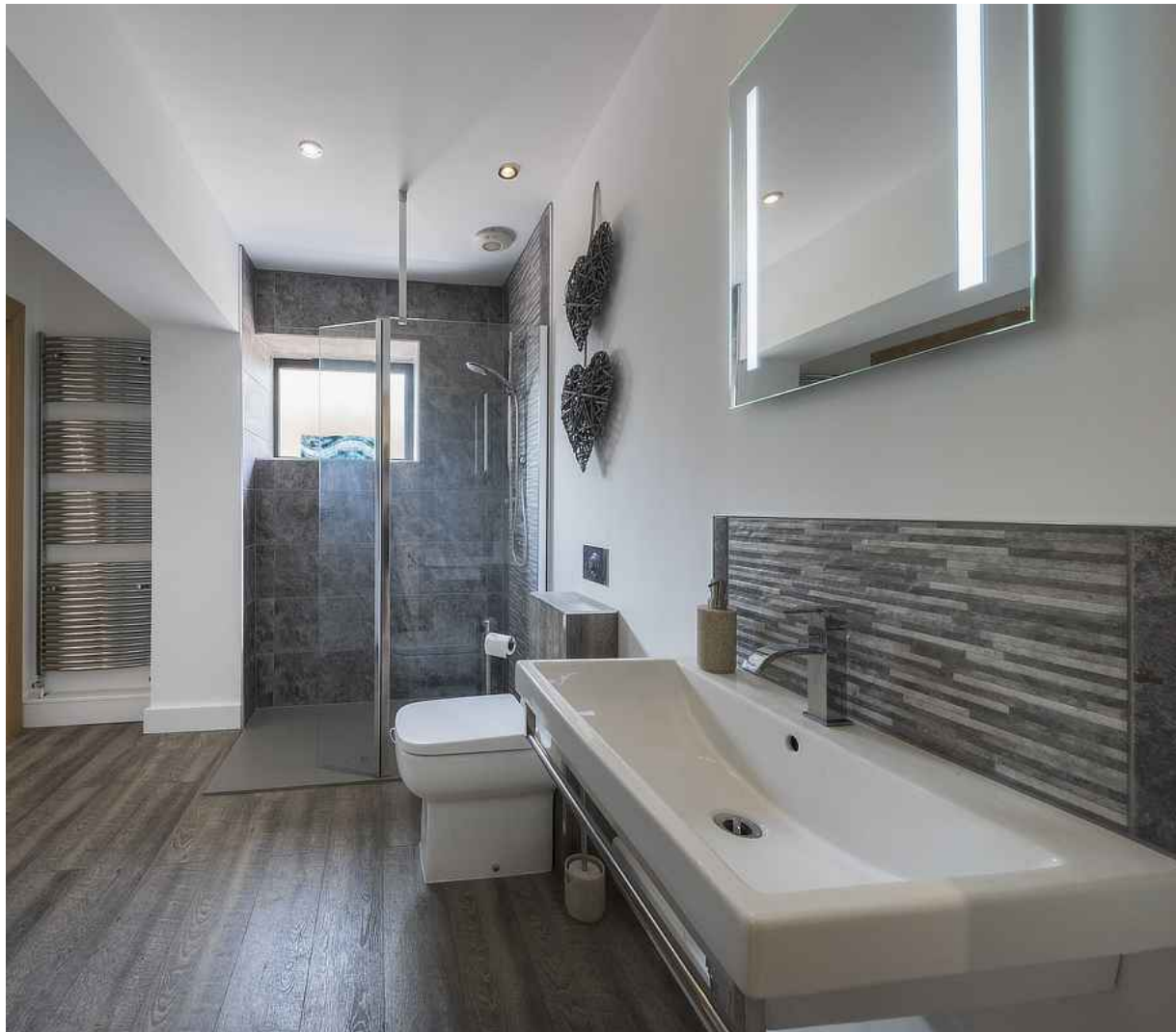






























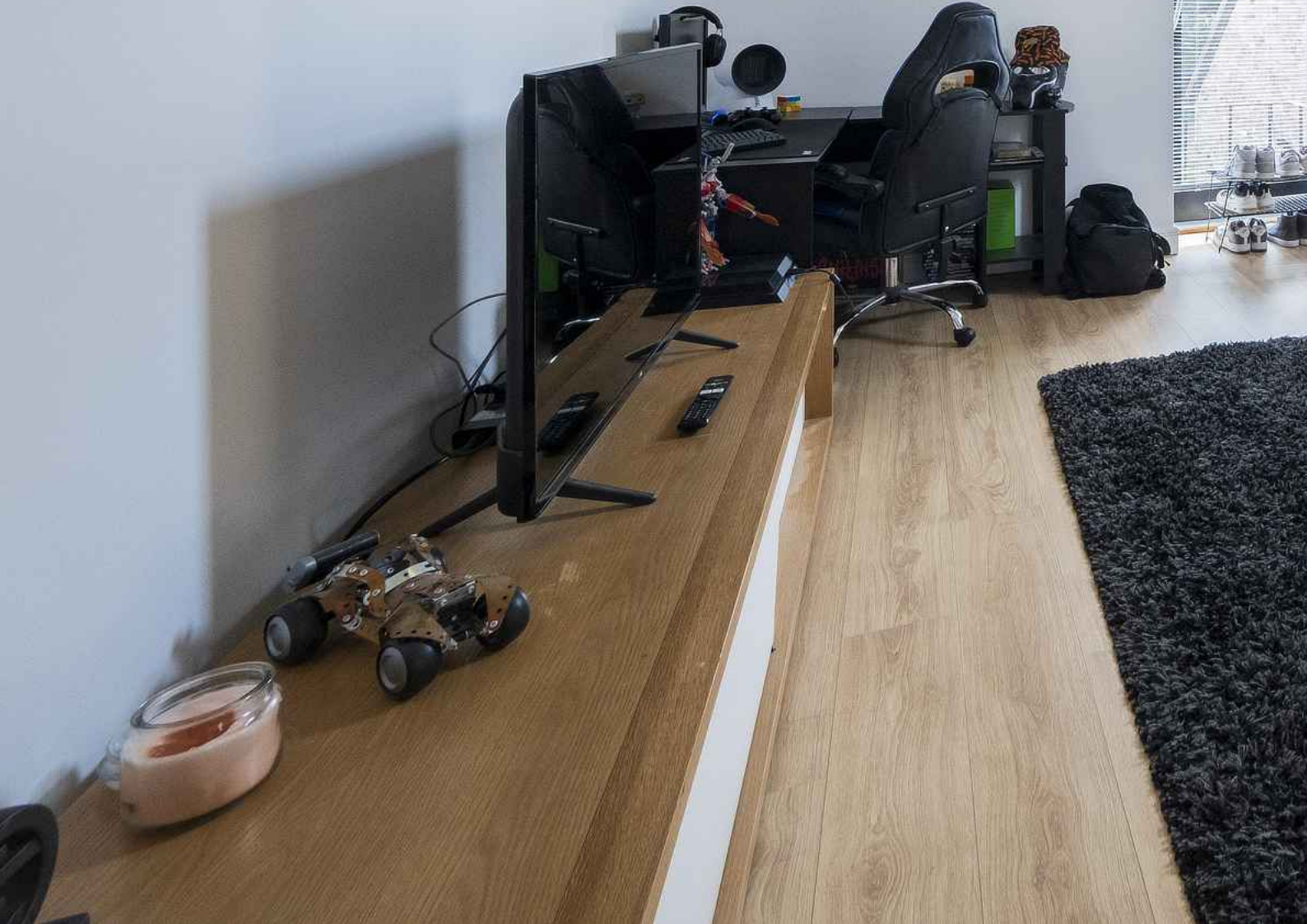












































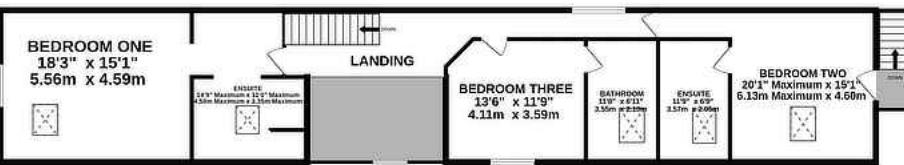
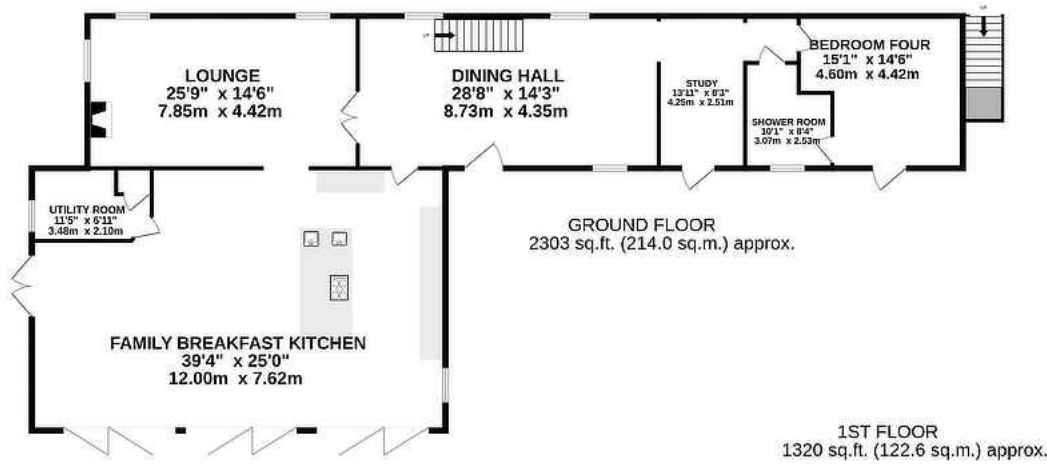












TOTAL FLOOR AREA : 3623 sq.ft. (336.6 sq.m.) approx.



#### 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.

#### LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band G.

#### 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.



UNITED KINGDOM  
PROPERTY  
AWARDS  
REAL ESTATE

ROLLS-ROYCE  
MOTOR CARS  
AUTHORIZED DEALER  
PEA WOOD

★★★★★

BEST ESTATE AGENCY  
SINGLE OFFICE  
CHESHIRE

Hinchliffe Holmes Ltd

2022-2023

UNITED KINGDOM  
PROPERTY  
AWARDS  
REAL ESTATE

ROLLS-ROYCE  
MOTOR CARS  
AUTHORIZED DEALER  
PEA WOOD

★★★★★

BEST ESTATE AGENT  
CHESHIRE

Ben Hinchliffe

2022-2023

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*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

# 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.



Let Only  
Rent Collect  
Managed  
Complete Managed



# 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.




Remortgage  
Commercial - Buy-to-let  
First time Buyer - Next Time Buyer  
Fixed Rate - Flexible - Tracker - Discounted

# 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.





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.

# EXCLUSIVE LISTINGS

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.



**HINCHLIFFE  
HOLMES**

**INDEPENDENT ESTATE AGENTS**

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

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