



HINCHLIFFE  
HOLMES



GROOMS COTTAGE





#### **GROUND FLOOR**

Living Room  
Lounge  
Dining Room  
Kitchen  
Family Room  
Conservatory  
Hallway  
Utility  
WC

#### **FIRST FLOOR**

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

#### **OUTSIDE**

Double Garage  
Stable  
Stores  
Parking  
Gardens  
Paddock

# GROOMS COTTAGE

Chester Road | Tattenhall | CH3 9AH

Situated in a sought-after quiet secluded location within easy access to the village and its amenities, a beautifully presented, charming, and extended former groom's cottage with many character features and superb flexible accommodation in excess of 2,600 sq.ft..

The property is positioned in approximately one acre of beautifully landscaped south-west facing mature gardens and adjoining paddock with Stable and Store.

The sweeping private driveway leads to parking for several vehicles and the Detached Double Garage with large Garden Store (which could be used as a Home Office), a further Storage Room and Double Car Port.

Tattenhall is a picturesque village situated within some of Cheshire's most glorious countryside with the nearby Peckforton and Bickerton Hills, and Beeston and Peckforton Castles providing a stunning and dramatic backdrop. The village provides a good range of amenities including general store, post office, dentist, chemist, doctor's surgery, sports centre, two public houses, two restaurants, and primary school. The nearby A41 allows easy access into the historic city of Chester approximately 9 miles away and also provides a link to the A51, M53, and M56, facilitating travel to a number of commercial destinations within the North-West.



































































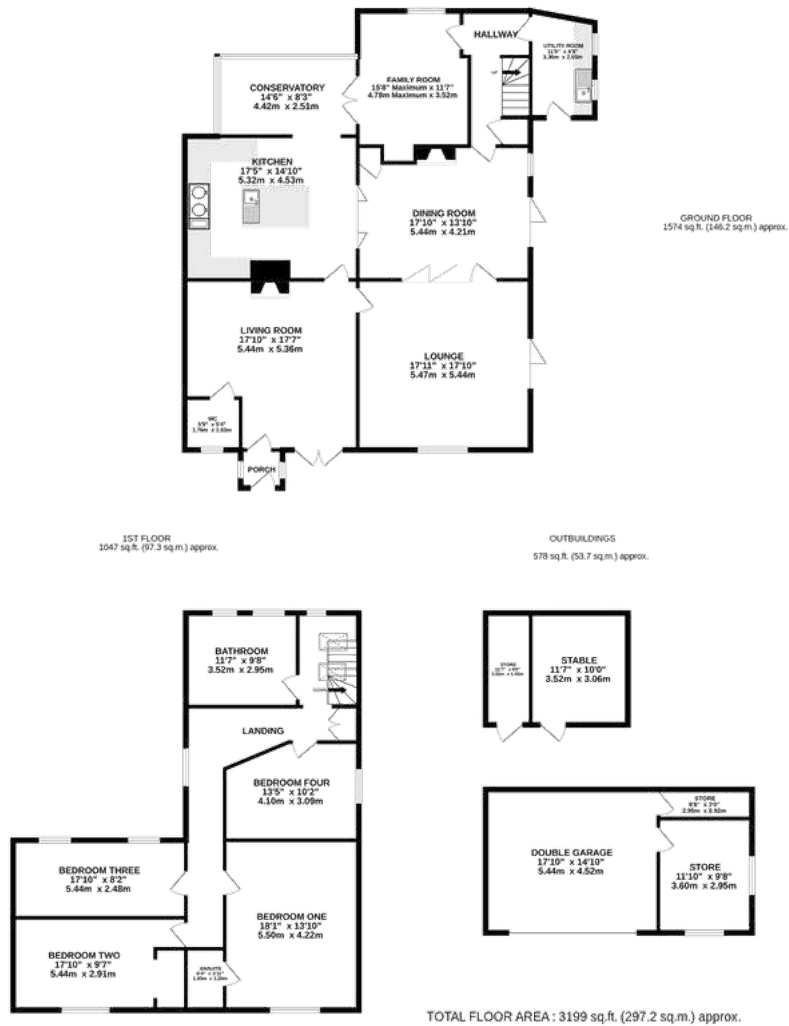












## TENURE

Freehold. Subject to verification by Vendor's Solicitor.

## SERVICES (NOT TESTED)

We believe that mains water, electricity, gas central heating and drainage are connected.

Please note:- There is an Electric Car Charging point connected

## LOCAL AUTHORITY

Cheshire West And Chester. 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 are give notice that:

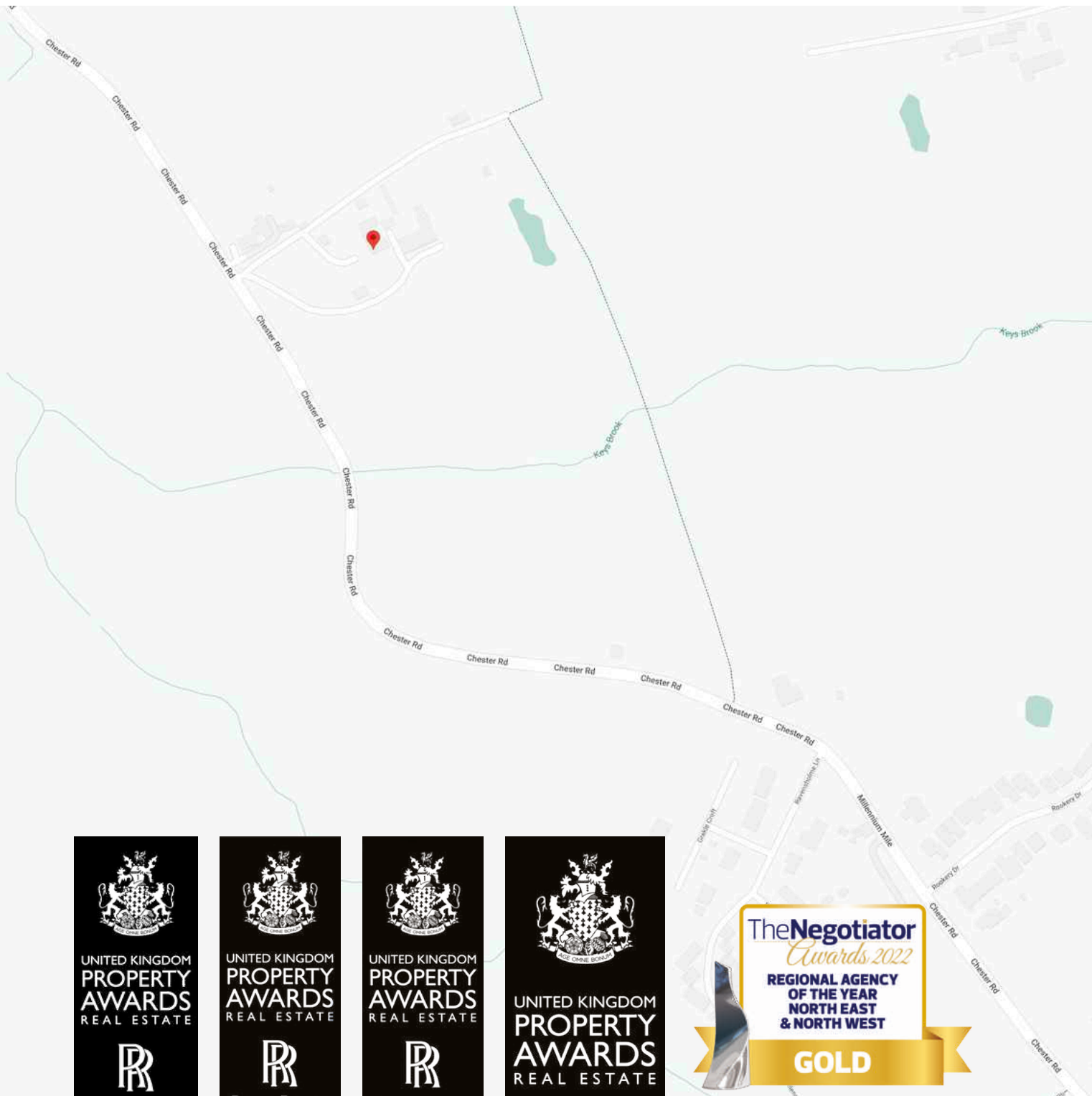
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;


(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  
AUTHORISED DEALER  
PEA WOOD

★★★★★  
BEST ESTATE AGENCY  
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**2021-2022**


  
**UNITED KINGDOM  
PROPERTY  
AWARDS**  
REAL ESTATE

  
**ROLLS-ROYCE**  
MOTOR CARS  
AUTHORISED DEALER  
PEA WOOD

★★★★★  
BEST ESTATE AGENT  
CHESHIRE  
Ben Hinchliffe

**2022-2023**

  
**UNITED KINGDOM  
PROPERTY  
AWARDS**  
REAL ESTATE

  
**ROLLS-ROYCE**  
MOTOR CARS  
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Hinchliffe Holmes Ltd

**2022-2023**

  
**UNITED KINGDOM  
PROPERTY  
AWARDS**  
REAL ESTATE

★★★★★  
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CHESHIRE  
Hinchliffe Holmes

**2023-2024**





# 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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