



**HOLLINS CLOUGH**

OAKMERE

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# HIDDEN GEM

Hidden away off Forest Road, enveloped by woodland, discover a hidden Oakmere gem, at Hollins Clough.

Tucked away down a lengthy gated driveway, Hollins Clough stands unseen from the road. Set in two acres of fertile land, Hollins Clough is a home with an enchanting history. Passing through three generations of family ownership, it now comes to the market for the first time since its construction in the 1950s, built for a local Norley greengrocer, whose produce, sold at market stalls in Manchester, Liverpool and Frodsham was harvested here at Hollins Clough.

Mature hedgerows, trees and shrubs extend to the front, whilst a productive orchard grows to the side of the home. Renovated and remodelled by the current owners, Hollins Clough is renewed for 21st century living. Welcome home.







# A WARM WELCOME

Entering into the porch, light prevails, streaming in through a large window overlooking the orchard. Beyond, an inner door opens to the entrance hall, whose engineered oak flooring lends a country warmth. Stairs lead up to the bedrooms above, whilst following along the staircase to the end of the hallway a door opens into a spacious and versatile games room, previously utilised as an office and a lounge, now currently accommodating a pool table.

Opening up from this room, the utility room, with plumbing for a washing machine and dryer serves as a handy every day entrance when returning home from country walks, with a useful shower room ideal for hosing down your canine companion on muddy days.

*"Downstairs we changed the layout to work with a country lifestyle, it's ideal for coming home in wellies with the dog."*







## SWEET DREAMS

A classic home modernised, return to the entrance hall, turning right to access an inner hall, which leads to the master bedroom. Built-in wardrobes provide plenty of storage, with grey contemporary flooring underfoot.

Part of the reconfiguration, the former lounge was divided into two, creating this warm, cosy and convenient bedroom. Well insulated, the master bedroom retains an ambient temperature even in the height of summer, keeping warm in winter, and providing privacy away from the guest bedrooms. Refresh and revive in the newly fitted shower room, just across the hallway.











## SAVOUR THE SPACE

Focussing all its attention on the glorious garden and paddocks to the rear of Hollins Clough, the kitchen-family room extension is a revelation. Floor to ceiling windows and bifolding doors bring the outdoors in, flooding the space with light. Limestone flooring, warmed by underfloor heating, is a sympathetically chosen material, retaining a sense of connection with the countryside. To one side of the room, a log-burning stove creates a focal point in the cosy snug area, whilst the waterfall worktops of the quartz island exemplify the high-quality finish of the remodelling work at Hollins Clough.

Navy blue cabinetry provides an abundance of storage space, keeping worktops free from clutter. Every practicality and whim is accounted for with a host of fitted appliances including a wine fridge, built-in microwave, Smeg Range cooker and dishwasher, with space for an American-style fridge freezer.

In summer, pull back the bifolding doors and enjoy a seamless flow out onto the landscaped patio terrace, an extension of the indoor entertaining space.

*"It's lovely and light and bright - even in winter - the sun filters through and the floor stays warm all day."*



# SOAK AND SLEEP

Upstairs, sense the subtle shift from contemporary to classic, moving into the original area of the home, where the thickness of the stone walls instils a cosy and comforting vibe. On the right, refreshment can be enjoyed in the family bathroom, furnished with a large bath, wash basin and shower.

Next door, savour the views from the second bedroom, out over the gardens and towards Oakmere Hall in the distance. Wake up to vistas out over the maize fields, tracking the progress of the seasons, as the corn grows and is harvested, before the land is ploughed once more.

Along the hallway another bountiful bedroom awaits, with plenty of space for a double bed and wardrobes and providing views out over the orchard below. With tasteful wallpaper to the feature wall, bedroom four doubles as a home office, with views towards the Whitegate Way on a clear day.





# ROOM TO GROW

A home in tune with its surroundings, the gardens at Hollins Clough extend to two-acres, offering spaces for relaxation, play and productivity. Flowing out from the kitchen, a patio illuminated by mood lighting sets the scene for al fresco dining, while sweeping lawns provide ample space for children to run, play football with friends and enjoy the outdoors, care free.

Spring transforms the garden into a vibrant haven, with daffodils, early summer flowers, and cherry blossoms bringing bursts of colour as the trees green. Among them stands a particularly special and rare English walnut tree, alongside productive hazel trees, which grow more bountiful each year.





For those with a practical or creative streak, the garden also features an array of outbuildings, bristling with potential, including a block of two stables, one currently converted into a games room complete with a table tennis table and dartboard, all fully wired with electricity and lighting. A small garage attached to the home has been repurposed as a gym with plumbing and water, while two greenhouses, a polytunnel and a large outbuilding (currently used for tractor storage and as a workshop) offer both growing space and future potential, with planning permission in place for conversion into an annexe.

True to its roots, to the rear of the garden lies a thriving vegetable patch, producing raspberries, blueberries, currants, rhubarb and strawberries, while the orchard at the front provides a bounty of plums, apples and damsons - perfect for homemade sauces and crumbles. An eating cherry tree in the paddock adds to the seasonal delights. Filled with the sights and sounds of nature, a pond stocked with koi carp adds a peaceful focal point, while the long driveway and detached garage with lighting provide both practicality and security.

With its established paddocks and stable block, this is the perfect paradise for those with equestrian interests, while the abundance of outbuildings and storage lends itself to a variety of home business ventures.





# OUT AND ABOUT

Embrace outdoor living at Hollins Clough. Hop onto the Whitegate Way, passing by the bottom of the field. Nestled in the shadow of Oakmere Hall, the leafy trails of Delamere Forest are just a 5km run from the door.

Gazing out over the garden and fields, it's hard to believe Hollins Clough is so accessible. Rural, but not remote, civilisation is just a walk away along the lane.

A stone's throw from Blakemere Village, Sandiway and Cuddington, there are a host of nearby primary schools including Sandiway Primary School, Cuddington Primary School, Delamere Church of England School, Heather Grove Montessori Nursery and Norley Church of England Primary School.

For secondary education, bus services run to nearby Weaverham, whilst Hartford, with its wide selection of primary, independent and tertiary schools is also nearby.

Commuting is convenient, with Manchester easily accessed via the A49, and rail services to London from Hartford and Crewe Station also in easy reach. Fuel up in more ways than one at the local Shell garage, which also hosts a handy Waitrose.

Meanwhile, for catching up with friends and loved ones over a bite to eat or a glass of wine, there are a wide selection of establishments within walking distance, including Define Food & Wine, local pubs Blue Cap, The White Barn, Vale Royal Abbey Arms and The Fishpool Inn. Blakemere Craft Centre is also only five minutes' walk from the door.

A home designed for making memories, from long, laid back summer evenings with the bifolds open, children and dogs playing freely in the garden, or the simple pleasures of harvesting home-grown fruit from the orchard, Hollins Clough is a peaceful oasis, just moments from the buzz and bustle of village life.

Coming to the open market for the first time in its history, Hollins Clough is ready for its next chapter. A much-loved family home for three generations, it now awaits new owners to put their own stamp on it and continue its legacy. If you've ever passed by without knowing what lay beyond the trees, now is the time to discover Hollins Clough for yourself.

# ASK THE OWNERS

Where do you go when you need...



## GROCERIES?

Waitrose at the nearby Shell Garage



## A WALK?

The Whitegate Way



## A BITE TO EAT?

DeFINE Food and Wine in Sandiway



## A DAY OUT WITH THE FAMILY?

Delamere Forest or Cheshire Oaks



## A LOCAL PUB?

The Blue Cap in Sandiway



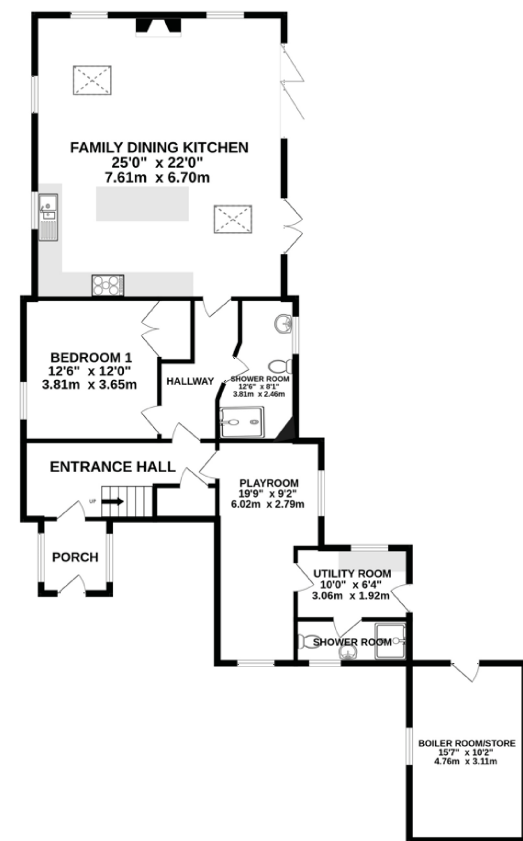
## SCHOOL?

Cuddington Primary and Weaverham High School

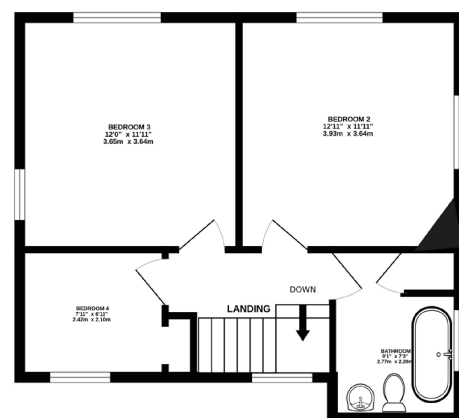




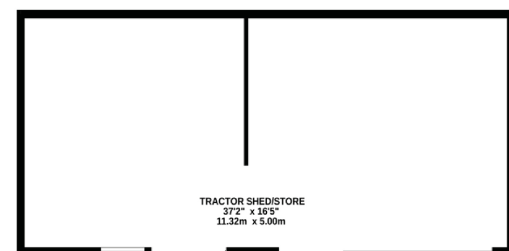
GROUND FLOOR  
1418 sq.ft. (131.7 sq.m.) approx.



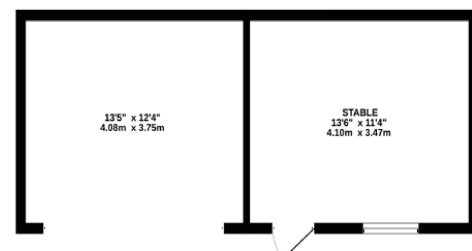
1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



OUTBUILDINGS  
606 sq.ft. (56.3 sq.m.) approx.



OUTBUILDINGS  
305 sq.ft. (28.4 sq.m.) approx.



**TOTAL FLOOR AREA: 2810 sq.ft. (261.0 sq.m.) approx.**

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

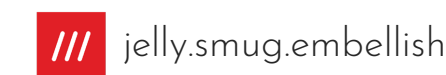
# KEY FEATURES

- Hidden Oakmere gem located down a private driveway, surrounded by woodland and nature
- Set in around two acres with gardens, paddocks, orchards, and a vegetable patch
- 1898 square feet of internal living space
- Renovated with underfloor heating, bifold doors, and a stylish kitchen-family room
- 4 bedrooms, 3 bathrooms
- Versatile outbuildings including tables, gym, workshop, and planning permission for an annexe
- Easy access to trails and Delamere Forest
- Close to schools, shops, and transport links while maintaining rural charm



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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