



HINCHLIFFE
HOLMES



4 BEESTON HALL MEWS



4 BEESTON HALL MEWS

Beeston | CW6 9TZ

Situated in a sought-after picturesque location and positioned on a quiet development with outstanding undisturbed views across the Cheshire countryside, a beautifully presented barn conversion with superb accommodation, high specification, and character features throughout. Private walled landscaped garden with fantastic outside entertainment space, driveway providing off road parking, car port, and garage.

Beeston is situated in an enviable location amidst the rolling Cheshire Plains. Beeston is most notably known for its Castle, perched on a rocky sandstone crag 107 metres above the Cheshire plains. It offers one of the most spectacular views of any castle in England, stretching across eight counties from the Pennines in the east to the Welsh mountains in the west. The close by village of Bunbury is a small, rural picturesque village that offers a range of local amenities with a convenience store, 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 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 a primary and a secondary school which has an 'Outstanding' Ofsted report. There is easy access to the surrounding villages, motorway, and railway networks, which give access to the north and south of the UK.

GROUND FLOOR

Entrance Hall | Kitchen Breakfast Room | Utility Room
Lounge | WC

FIRST FLOOR

Landing | Master Bedroom - En-suite | Bedroom Two | Bathroom

SECOND FLOOR

Bedroom Three

OUTSIDE

Parking | Garage | Gardens









Light wood upper cabinets with silver handles, including a section above the range hood.

Light wood lower cabinets and drawers with silver handles, housing a stainless steel oven and a countertop area with a toaster and stand mixer.

Stainless steel range hood mounted above the oven.

Patterned roller blind over the window.

Window with a view of greenery outside.

White door with a patterned roller blind and a brass handle.

Dark mat placed in front of the door.

Large, light-colored square tiles covering the kitchen floor.



















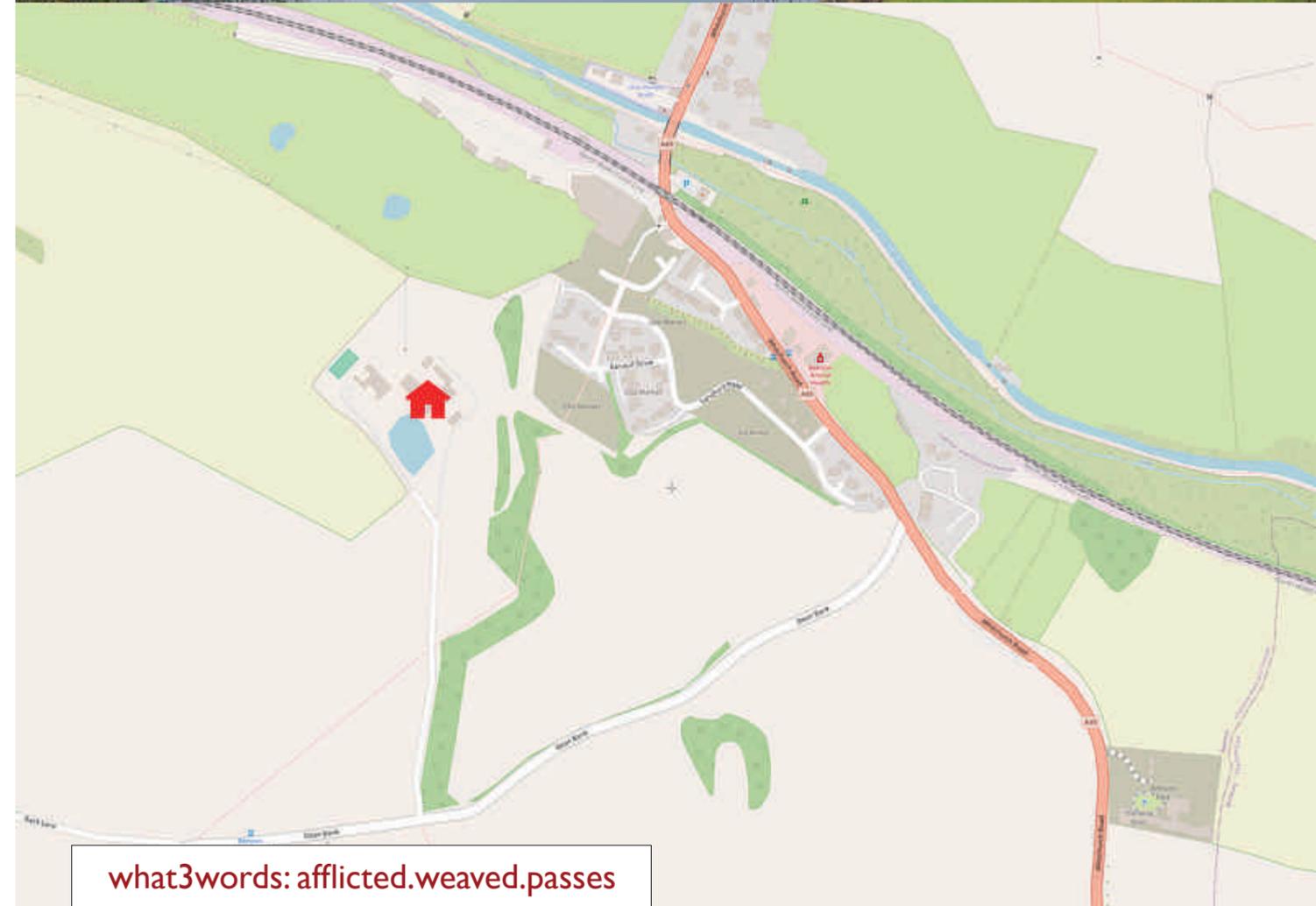








Approximate Gross Internal Area
 Main House = 1546 sqft/143 sqm
 Garage = 218 sqft/20 sqm



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

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

Please Note:- There is a Service Charge for the development of £55 per calendar month. Verification by Vendor's Solicitor.

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.



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

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.

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.

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

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.

PROPERTY MANAGEMENT

With various service options to choose from, you can decide which package suits your requirements, and as an independent agent we can tailor-make each service for each landlord.

more than
30,000
viewings arranged

£600 MILLION
worth of property sold

on average
99.1%
of asking price achieved

OVER 7,000 OFFERS





**HINCHLIFFE
HOLMES**

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

NORTHWICH OFFICE

28 High Street, Northwich, Cheshire, CW9 5BJ

01606 330 303 - northwich@hinchliffeholmes.co.uk

www.hinchliffeholmes.co.uk