



# OLD HALL

COUNTRY ESTATE

A DISTINCT LUXURY DEVELOPMENT COMPLETED TO  
EXCEPTIONAL SPECIFICATIONS AND FINISH, NESTLED  
IN THE OPEN COUNTRYSIDE.

# OLD HALL COUNTRY ESTATE

Aldford Road | Chester | CH3 6EA



CARDEN HOMES

DESIGNED LUXURY LIVING





The Old Hall Country Estate is a distinct luxury development of 12 beautiful homes with exceptional specifications and finishes positioned in a tranquil courtyard setting.

Each plot has been individually designed creating a modern contemporary feel whilst still retaining many character features and light throughout.

The level of detail and workmanship is certainly to be desired throughout the development and along with the use of Heritage materials creates a stunning selection of family homes.

The development is approached by a long sweeping driveway and opens into the designated courtyard parking and garaging.

Overall, The Old Hall Country Estate creates a peaceful environment and no matter what your needs are, this bespoke individual development certainly provides.















# CARDEN HOMES

DESIGNED LUXURY LIVING

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Close by there are many picturesque walks to enjoy, with a variety of local rural and gastropubs in the surrounding small villages including Huntington, Aldford, Churton and Farndon, all a short distance away.

Why not enjoy Sunday dinner with the family at The White Horse in Churton, a recent entry into the Top 100 Gastropubs in the UK. Other popular eateries nearby include The Grosvenor Arms and the Rake and Pikel.

Just three miles from Chester city centre, discover all manner of dining just a short drive from The Stable House. Steeped in history, walk the ancient Walls and browse the boutiques on the Rows. For your daily shopping needs, the local Co-op and garden centre with coffee shop are around a

mile away, with a large Sainsbury's among other superstores a little further afield in Great Boughton. There is also an Aldi just over two miles away on Tarvin Road.

Commute with convenience from Chester train station - just under three miles away or pick up the nearby A55 to North Wales for a family day out at the beach. The M53 is also close by giving easy access to Liverpool and Manchester.

Families are well placed for local schools, with primary schools in the local villages and highly rated independent schools close by; King's School Chester was recently named North-West Independent School of the Year in the Sunday Times Parent Power Guide.







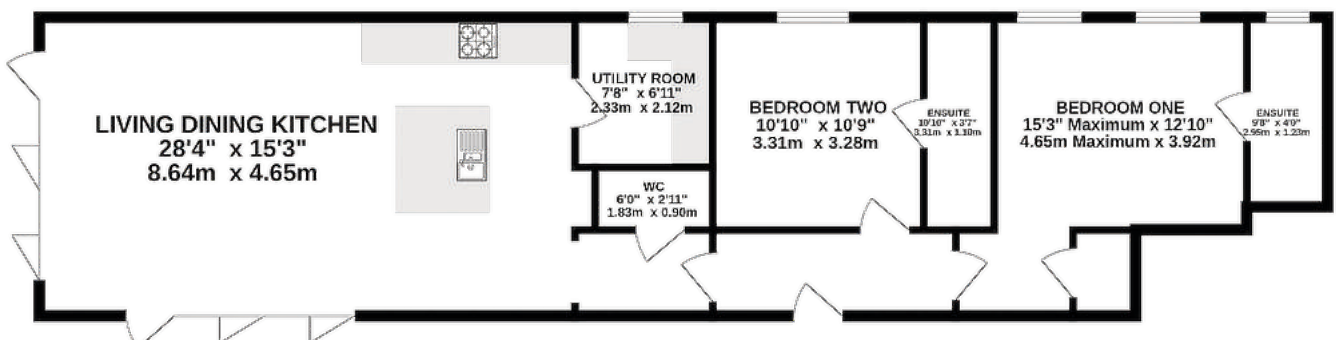
# 1 OLD HALL

With amazing access onto your private patio garden thanks to large French doors and full height adjoining side windows to flood the living spaces with light and outwardly.

954 sq.ft.

2 Bedrooms

2 Bathrooms



















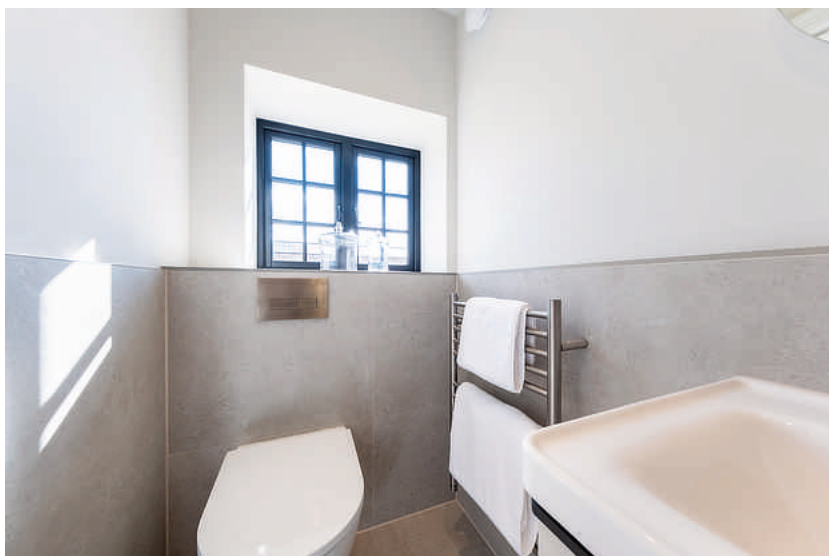




























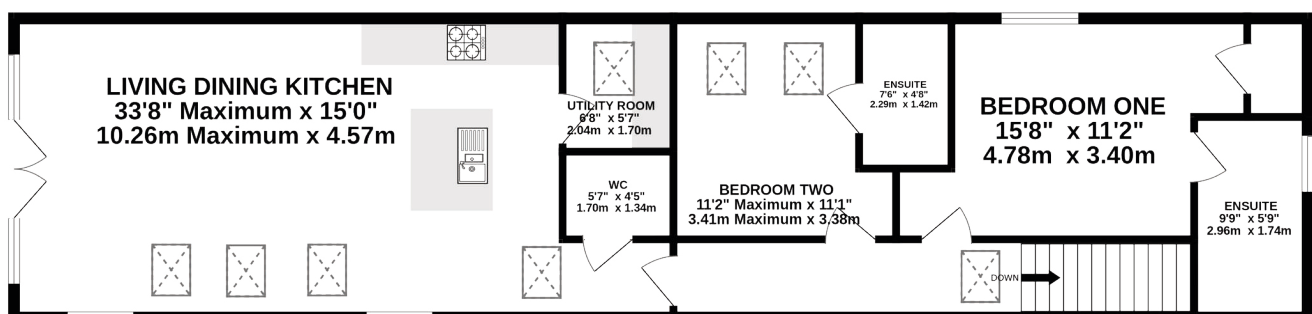
# 2 OLD HALL

This individual first floor warehouse style barn offers something so different to anything else! With light and air living spaces and elevated views over stunning countryside, it's perfect for anyone looking to down size into a home that offers high levels of specification.

1,035 sq.ft.

2 Bedrooms

2 Bathrooms









































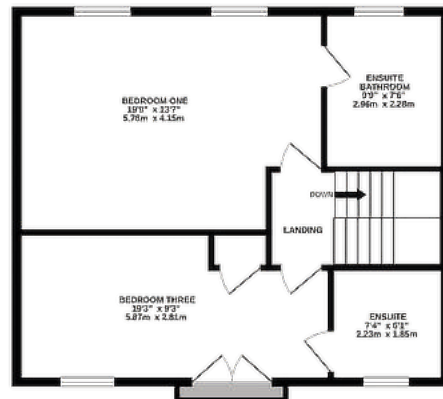
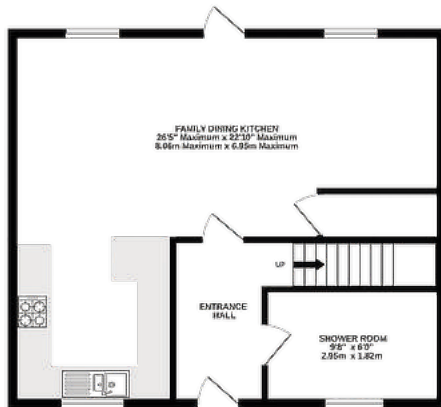
# 10 OLD HALL

1,811 sq.ft.

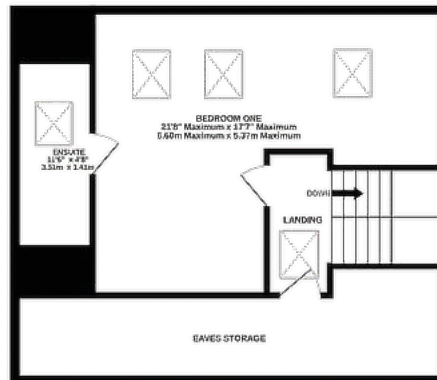
3 Bedrooms

3 Bathrooms

For larger scale living, experience the comfort and warmth Heritage.



2ND FLOOR  
604 sq.ft. (56.1 sq.m.) approx.









































# 11 OLD HALL

Alongside the renovated barns are two beautiful new build structures set over three storeys that will delight those seeking modern comfort with light filled rooms. Paddocks that overlook Eaton Estate provide stunning views from the living spaces.

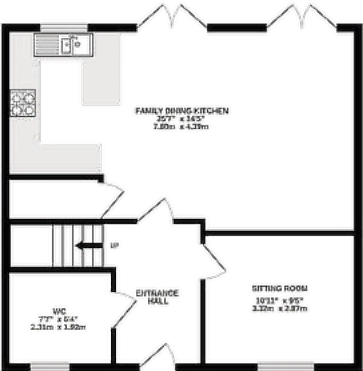
1,863 sq.ft.

4 Bedrooms

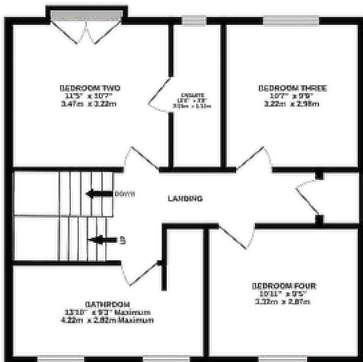
3 Bathrooms



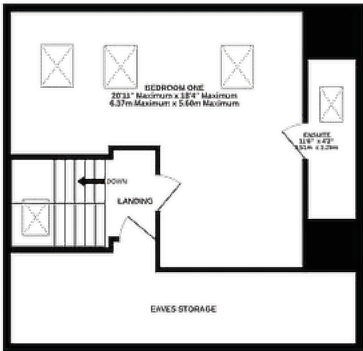
GROUND FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



2ND FLOOR  
621 sq.ft. (57.7 sq.m.) approx.

























































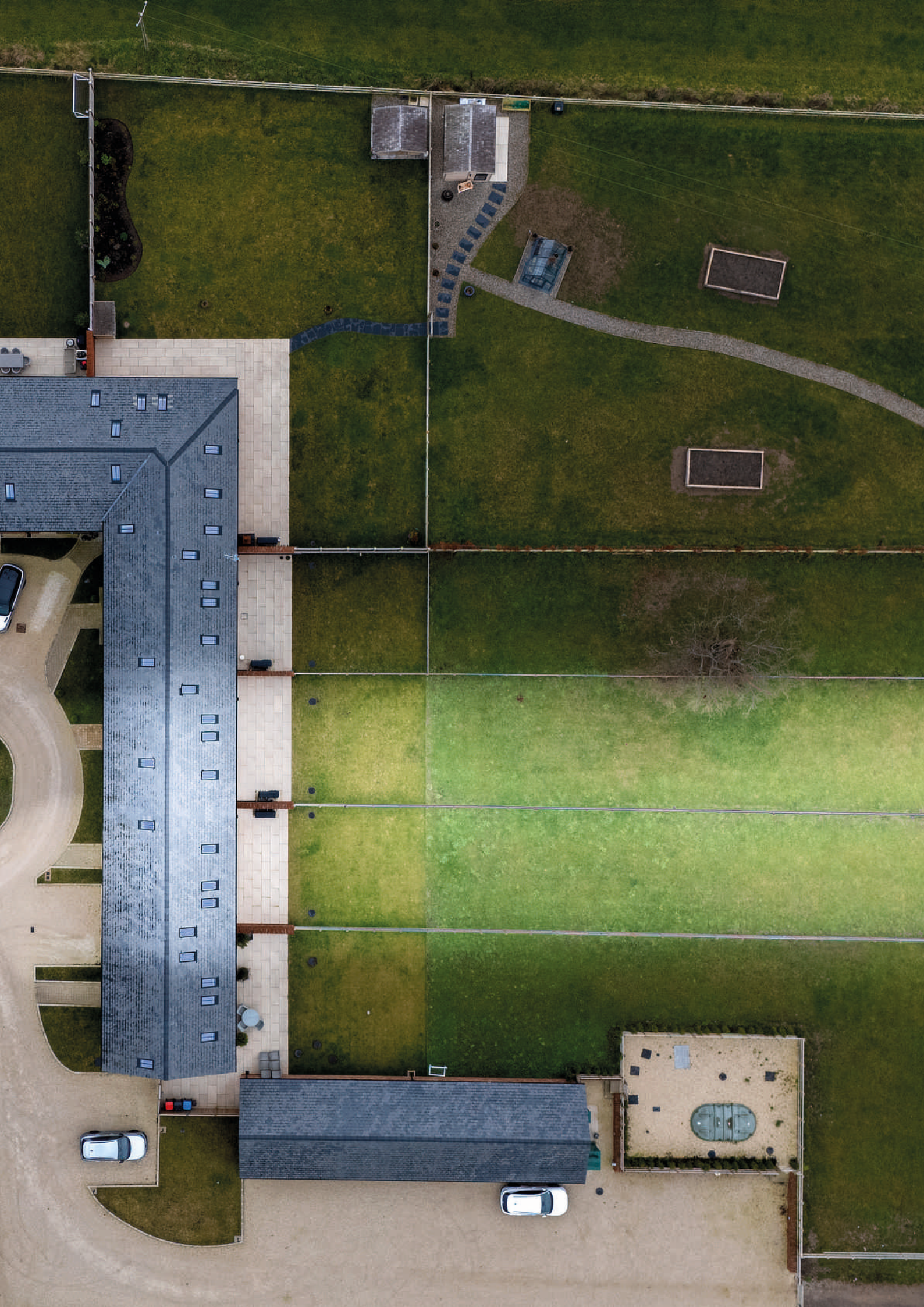
















# OLD HALL

## COUNTRY ESTATE

<b>1 OLD HALL</b>	954 sq.ft.	<b>£675,000</b>
Two bedrooms - Two Bathrooms Garage		
<b>2 OLD HALL</b>	1,035 sq.ft.	<b>£625,000</b>
Two bedrooms - Two Bathrooms Garage		
<b>3 OLD HALL</b>	1,463 sq.ft.	<b>SOLD</b>
Four bedrooms - Three Bathrooms Garage		
<b>4 OLD HALL</b>	1,729 sq.ft.	<b>SOLD</b>
Four bedrooms - Three Bathrooms Garage		
<b>5 OLD HALL</b>	1,380 sq.ft.	<b>SOLD</b>
Four bedrooms - Three Bathrooms Garage		
<b>6 OLD HALL</b>	1,376 sq.ft.	<b>SOLD</b>
Four bedrooms - Three Bathrooms Garage		

Garages are not included in home sq.ft. and are an additional 250 sq.ft. each



<b>7 OLD HALL</b>	1,730 sq.ft.	<b>SOLD</b>
Four bedrooms Garage		
<b>8 OLD HALL</b>	1,866 sq.ft.	<b>SOLD</b>
Four bedrooms Garage and Paddock		
<b>9 OLD HALL</b>	1,876 sq.ft.	<b>SOLD</b>
Three bedrooms Garage and 0.5 Acre Paddock		
<b>10 OLD HALL</b>	1,811 sq.ft.	
Three bedrooms - Three Bathrooms Garage and Paddock		<b>£825,000</b>
<b>11 OLD HALL</b>	1,863 sq.ft.	
Four bedrooms - Three Bathrooms Garage and Paddock		<b>£850,000</b>
<b>12 OLD HALL</b>	1,854 sq.ft.	
Four bedrooms - Three Bathrooms Double Garage and Paddock		<b>£875,000</b>

A DISTINCT LUXURY DEVELOPMENT COMPLETED TO  
EXCEPTIONAL SPECIFICATIONS AND FINISH, NESTLED  
IN THE OPEN COUNTRYSIDE.

**TENURE**

Freehold. Subject to verification by Vendor's Solicitor.

**WARRANTY**

There is a 10-year building warranty provided by ABC+ for new builds, plots 11 and 12. An architects certificate is provided for all other properties.

**MANAGEMENT CHARGE**

There is a service charge due on the 1st January and the 1st July in each year. The service charge budget covers a 12-month period, ending on the 31st December in each year.

At the end of the service charge year, the budget will then be reviewed by the Property Manager, and any changes will be based on the anticipated expenditure for the next 12 months.

After the end of the service charge year, year-end accounts will be prepared which will show the budget vs expenditure, and a balancing charge will be issued – in the case of an underspend it would be a credit, or in the case of overspend it would be a debit.

**SERVICES (NOT TESTED)**

We believe that mains water, electricity, air-source central heating and private drainage are connected.

**LOCAL AUTHORITY**

Cheshire West And Chester.

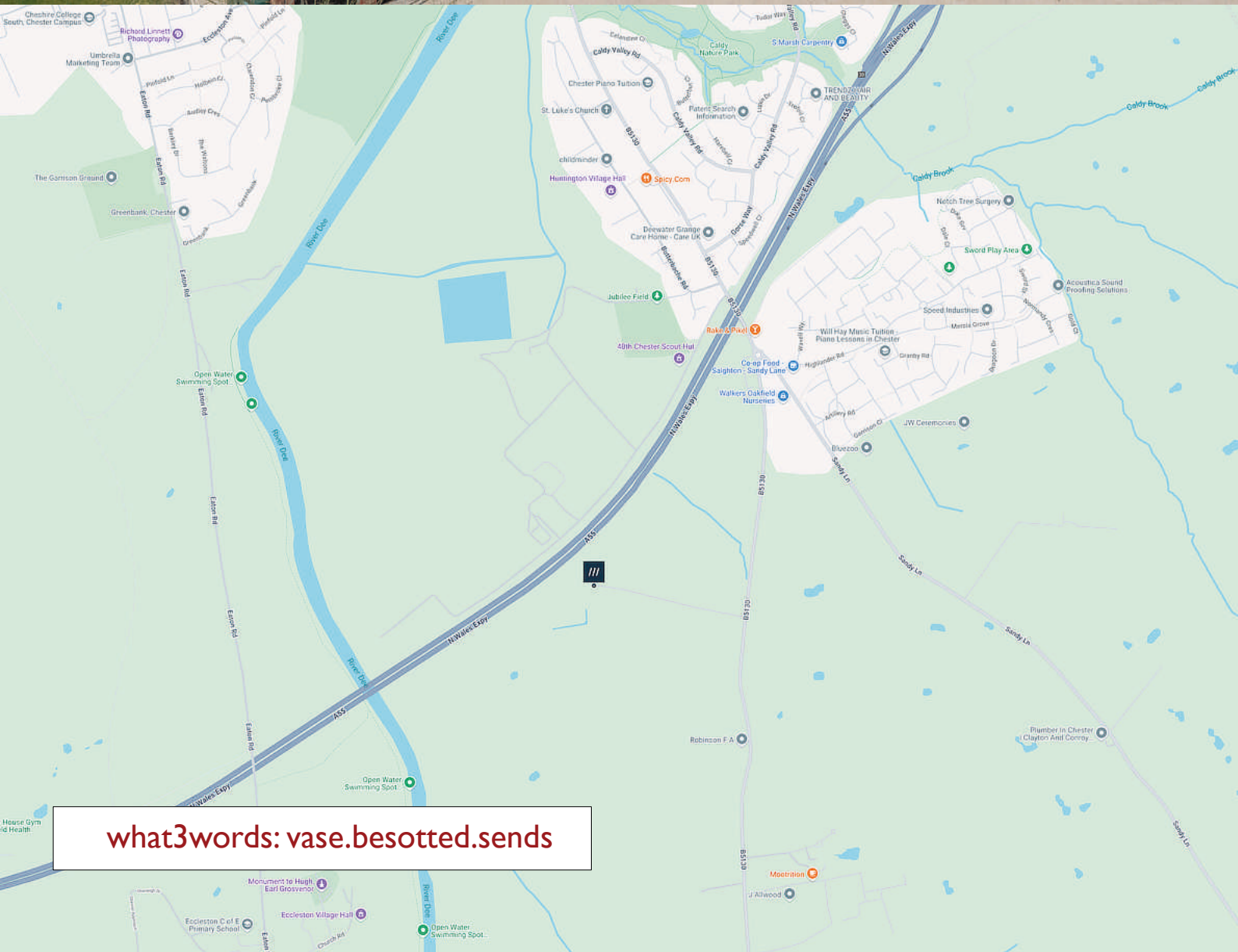
**POSSESSION**

Vacant possession upon completion.

**VIEWING**

Viewing strictly by appointment through the Agents.





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**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 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.

## **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.

## **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**






UNITED KINGDOM  
PROPERTY AWARDS  
REAL ESTATE




ROLLS-ROYCE  
MOTOR CARS  
AUTHORISED DEALER  
P&A WOOD

★★★★★  
BEST ESTATE AGENCY  
SINGLE OFFICE CHESHIRE  
Hincliffe Holmes

2021-2022




UNITED KINGDOM  
PROPERTY AWARDS  
REAL ESTATE




ROLLS-ROYCE  
MOTOR CARS  
AUTHORISED DEALER  
P&A WOOD

★★★★★  
BEST ESTATE AGENCY  
CHESHIRE  
Ben Hincliffe

2022-2023



UNITED KINGDOM  
PROPERTY AWARDS  
REAL ESTATE



ROLLS-ROYCE  
MOTOR CARS  
AUTHORISED DEALER  
P&A WOOD

★★★★★  
BEST ESTATE AGENCY  
SINGLE OFFICE  
CHESHIRE  
Hincliffe Holmes Ltd

2022-2023



UNITED KINGDOM  
PROPERTY AWARDS  
REAL ESTATE

★★★★★  
BEST ESTATE AGENCY  
SINGLE OFFICE  
CHESHIRE  
Hincliffe Holmes

2023-2024



**The Negotiator**  
*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





# CARDEN HOMES

DESIGNED LUXURY LIVING

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