



HINCHLIFFE
HOLMES



PECKMILL HOUSE



GROUND FLOOR

Entrance Hall
 Lounge
 Study
 Dining Room
 Kitchen
 Utility Room
 WC
 Conservatory
 Swimming Pool
 Gym
 Changing Room
 Shower Room
 Pump Room

FIRST FLOOR

Landing
 Bedroom One
 En-suite
 Dressing Room
 Bedroom Two
 Bedroom Three
 Bedroom Four
 Bedroom Five
 Bathroom

OUTSIDE

Double Garage
 Paddock
 Stables
 Parking
 Gardens

PECKMILL HOUSE

Smithy Lane | Mouldsworth | CH3 8AR

Situated in a sought-after quiet picturesque village location and set in over 1.3 acres of landscaped private gardens and paddock, a well-presented and extensive detached family home with over 4,200 sq.ft. of flexible accommodation including Swimming Pool. The driveway provides off-road parking for several vehicles and leads to the integral double garage.

Mouldsworth is a delightful village that lies in the heart of some of Cheshire's most unspoilt and beautiful countryside. Wider amenities are close at hand with the centre of Chester being just 9 miles away and further comfortable access to other centres including Frodsham, Tarporley and Northwich.

In the centre of the village is the Goshawk Public House and Mouldsworth railway station which is on the Chester/Manchester line providing regular services.

There are excellent schools in both the state and private sectors all located within a short travelling distance of the property. The nearby village of Ashton has a thriving general store/post office, and the business traveller has access to a comprehensive road system with the A556, M6 and M56 all being easily accessed and the commercial centres of Manchester, Liverpool (and their airports) Crewe and Runcorn Railway Stations all being within commuting distance.

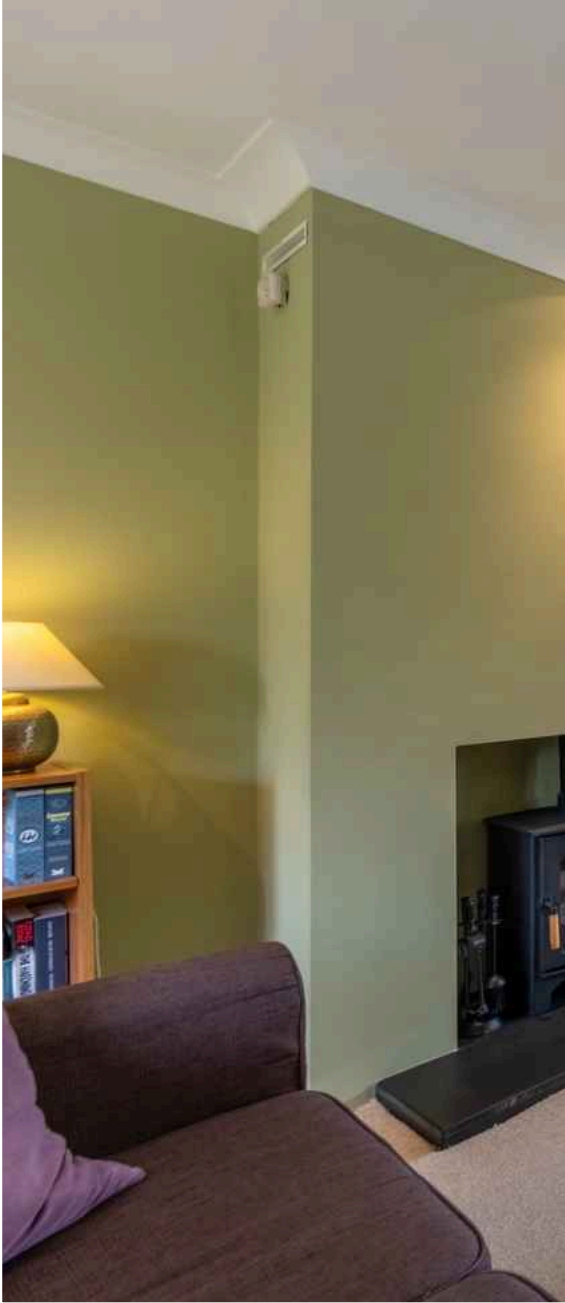










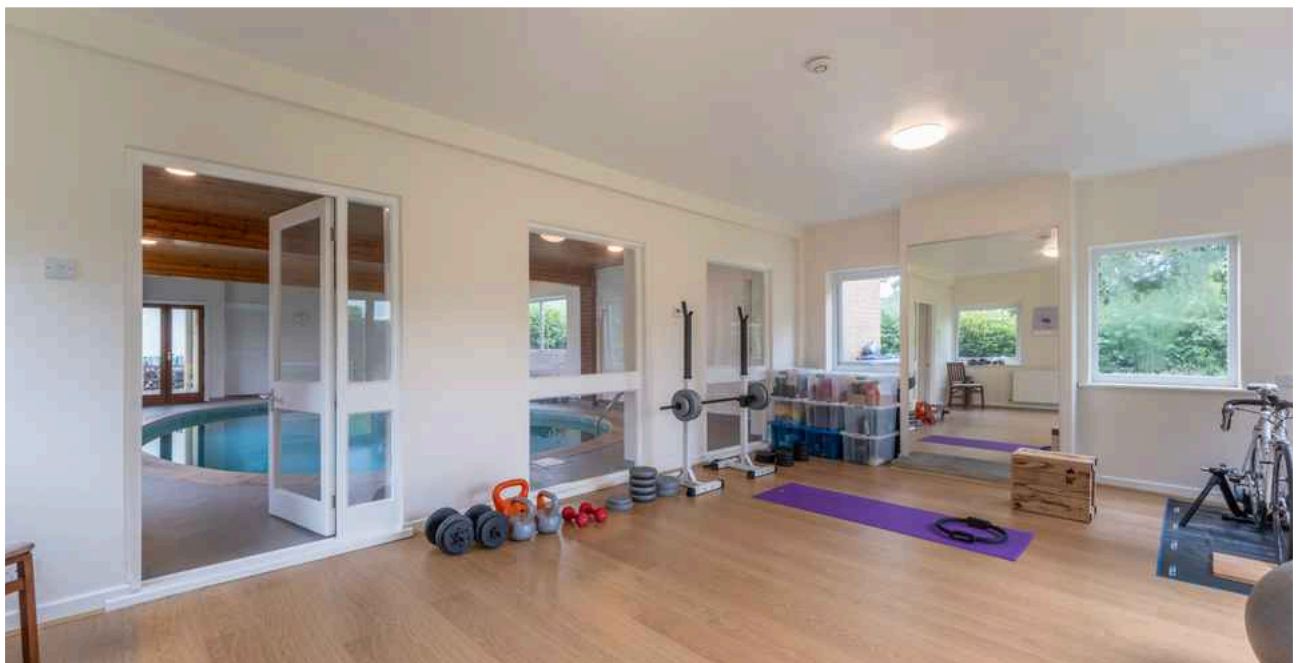


























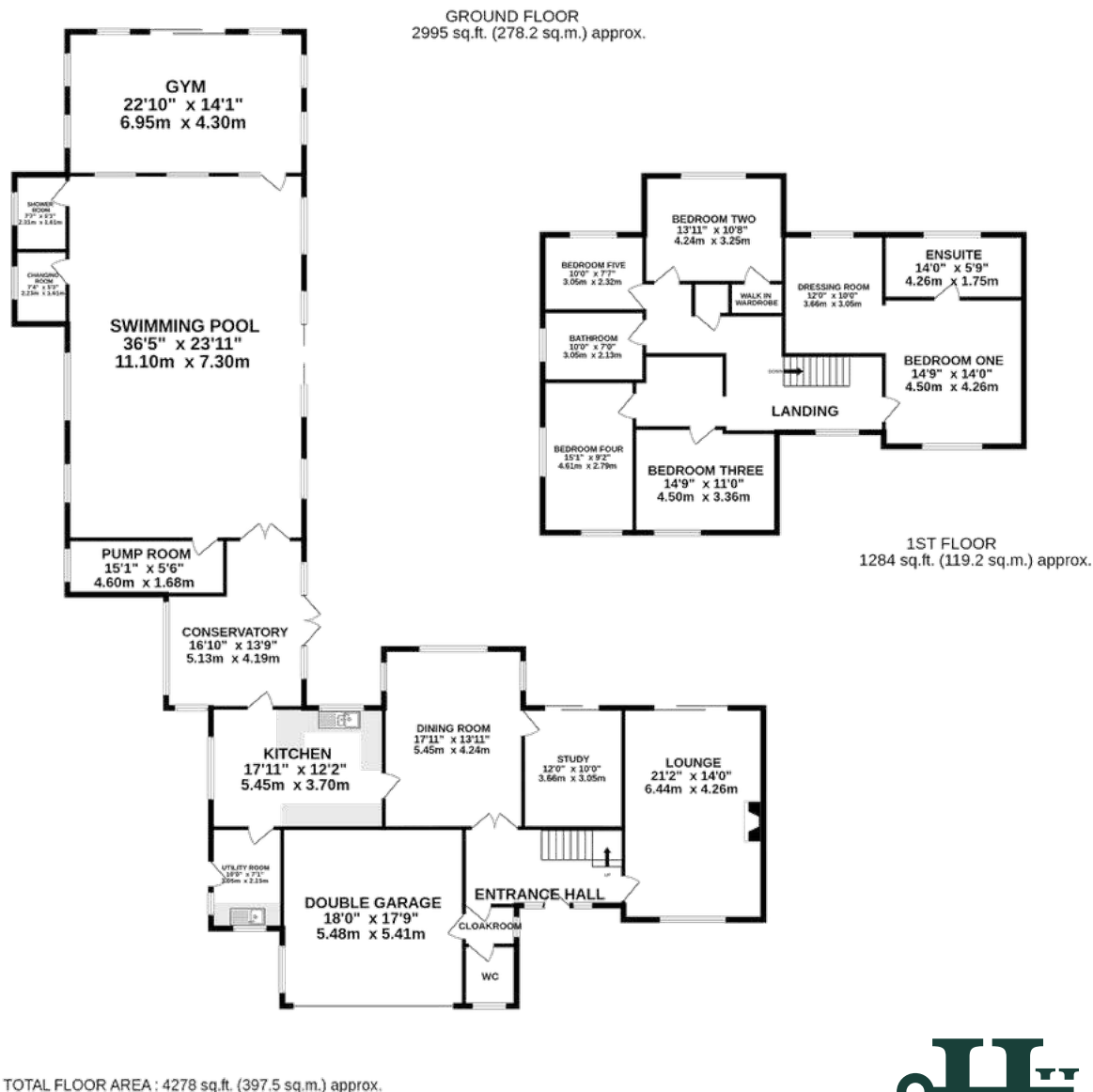












TENURE

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

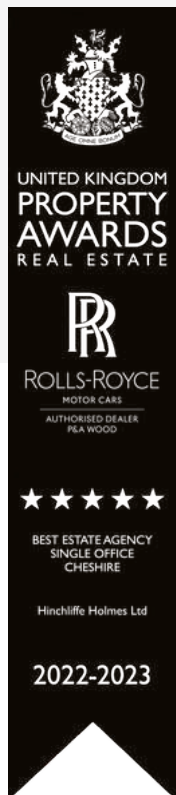
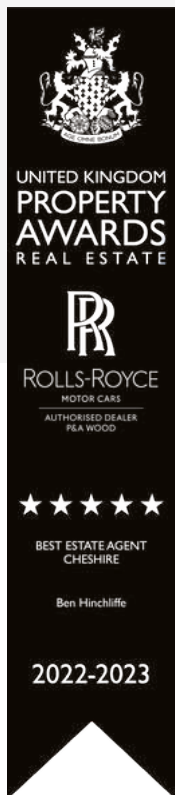
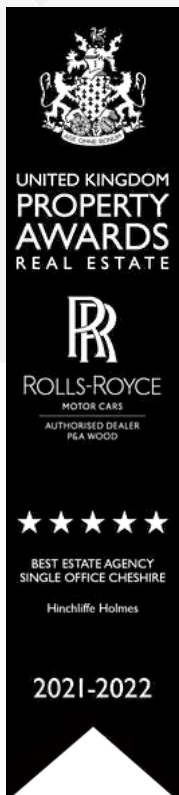
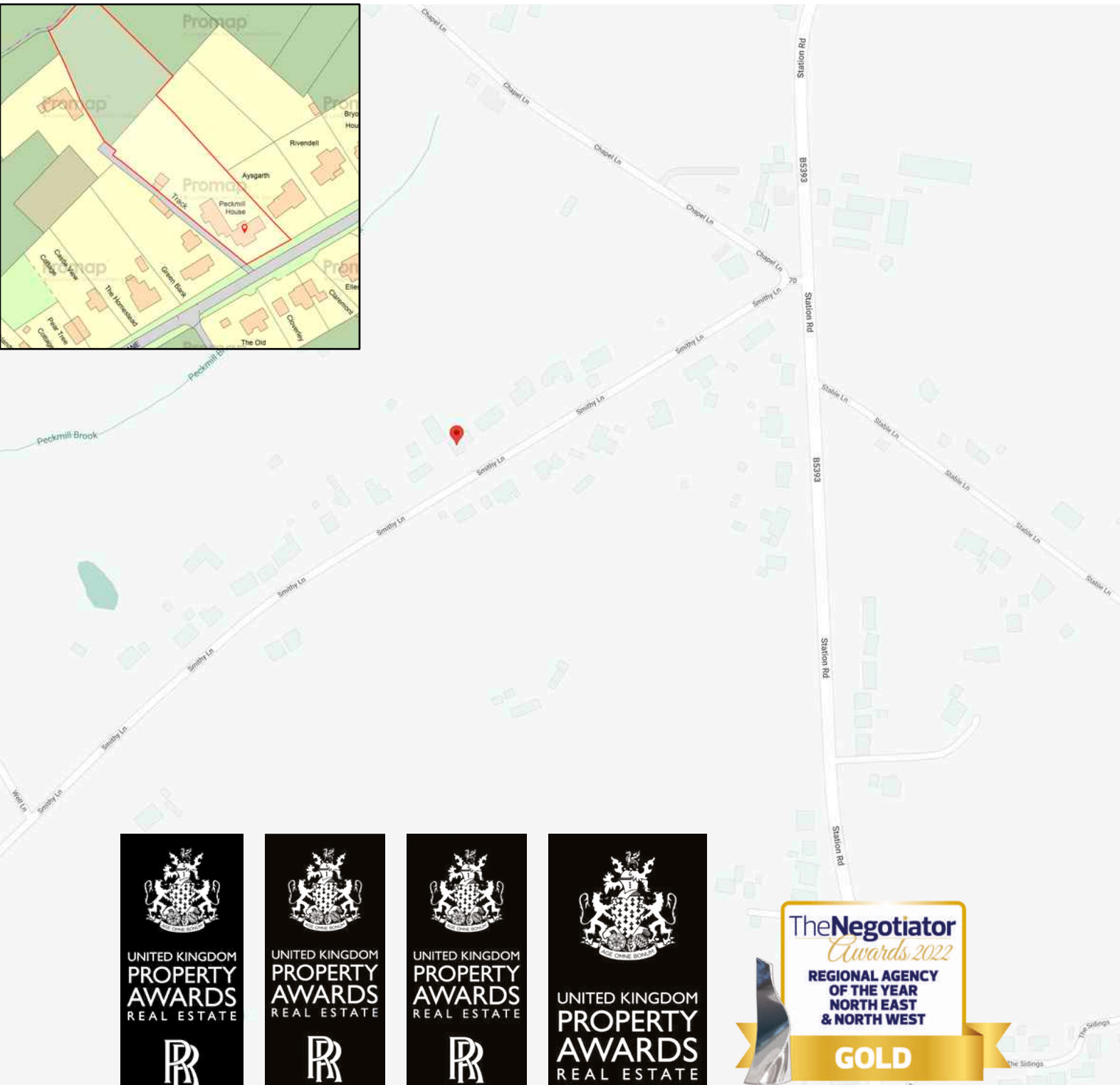
Vacant possession upon completion.

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.



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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