



HINCHLIFFE
HOLMES



THE OAKLANDS



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Brookside Farm | Old Lane | Pulford | CH4 9EW

Approached via a long tree-lined driveway in a most sought-after quiet rural location, and forming part of an architecturally designed luxury development, an immaculately presented barn conversion with superb flexible accommodation, character features and high specifications throughout.

Beautifully landscaped south-facing private gardens with approximately 0.75 acre separate paddock, views across open farmland, driveway providing off road parking for several vehicles and detached double garage.

The property is accessed via a long-shared drive and enjoys both a pleasant south westerly aspect over surrounding fields, to the east the Peckforton Hills and to the west the Clwydian Range.

Chester city is 5 miles away providing a comprehensive range of shopping, schooling and leisure facilities including numerous restaurants, pubs, supermarkets, high street banks and shops.

There is a choice of both private and state schools nearby notably Kings and Queens in Chester (for which there is a regular bus service which passes near the property). Abbeygate College at Saighton and Ellesmere College have a school bus running from the villages of Pulford and Rossett. On the recreational front there are several sports clubs in and around the city, motor racing at Oulton Park, golf clubs at Rossett, Curzon Park and Vicars Cross and racing at the Roodee.

The property's peaceful and rural location is close to the Duke of Westminster's Estate and is extremely well placed for travel being within 5 miles of the M53/M56 motorways providing access to all the major areas of commerce throughout the northwest. The A55 is 3 miles serving the North Wales coast and across the mainland to Anglesey. There are regular rail services from Chester and Runcorn to London Euston via Crewe and for travel further afield, both Liverpool and Manchester are served with international airports.

GROUND FLOOR

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

FIRST FLOOR

Landing | Bedroom Two - En-suite | Bedroom Three
Bedroom Four | Bedroom Five | Bathroom

SECOND FLOOR

Bedroom One - En-suite - Dressing Room

OUTSIDE

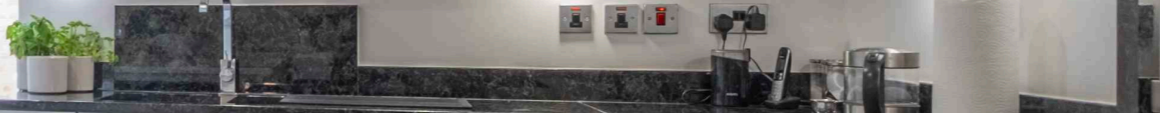
Parking | Double Garage | Gardens | Paddock









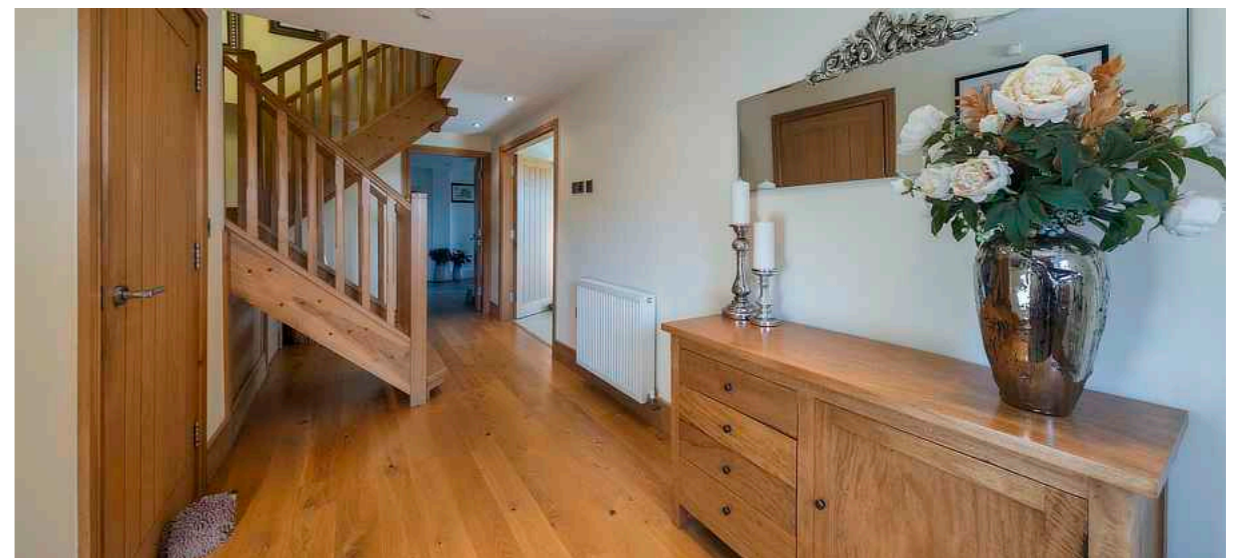






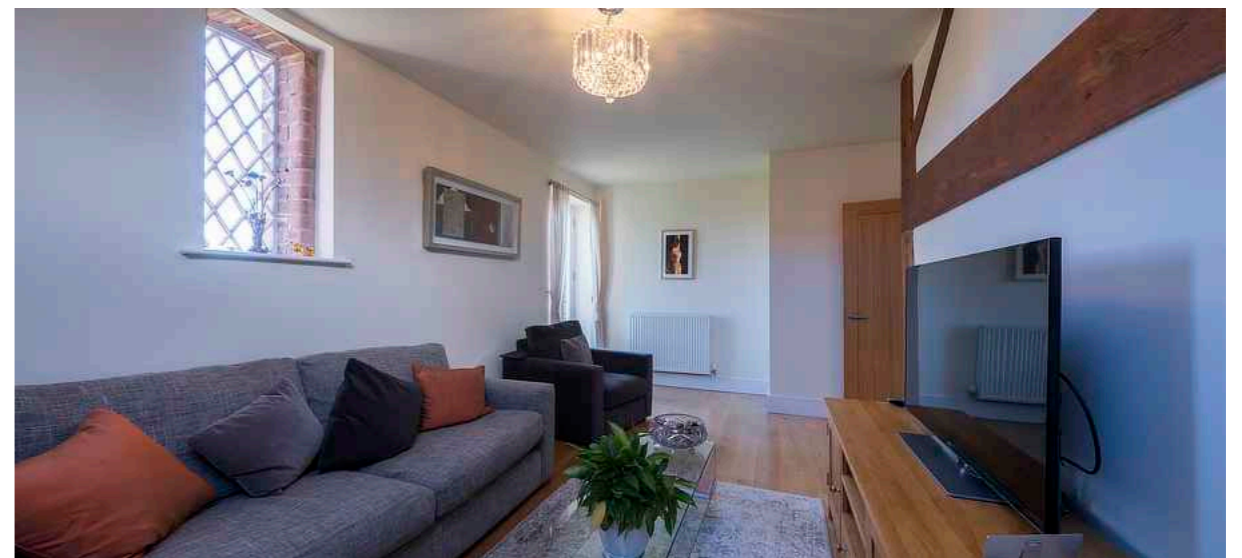
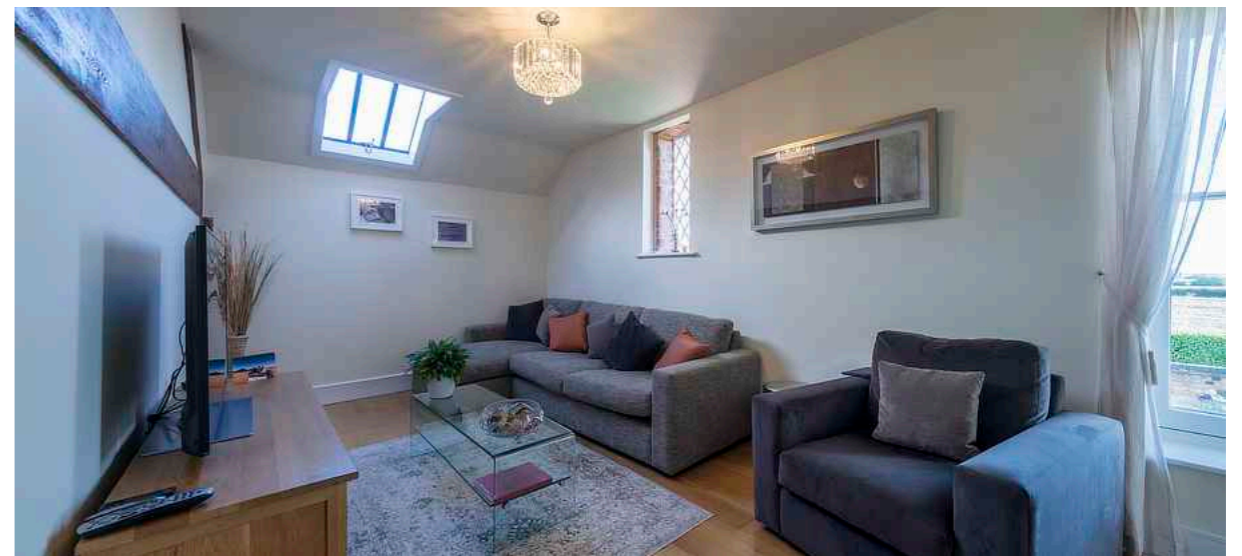


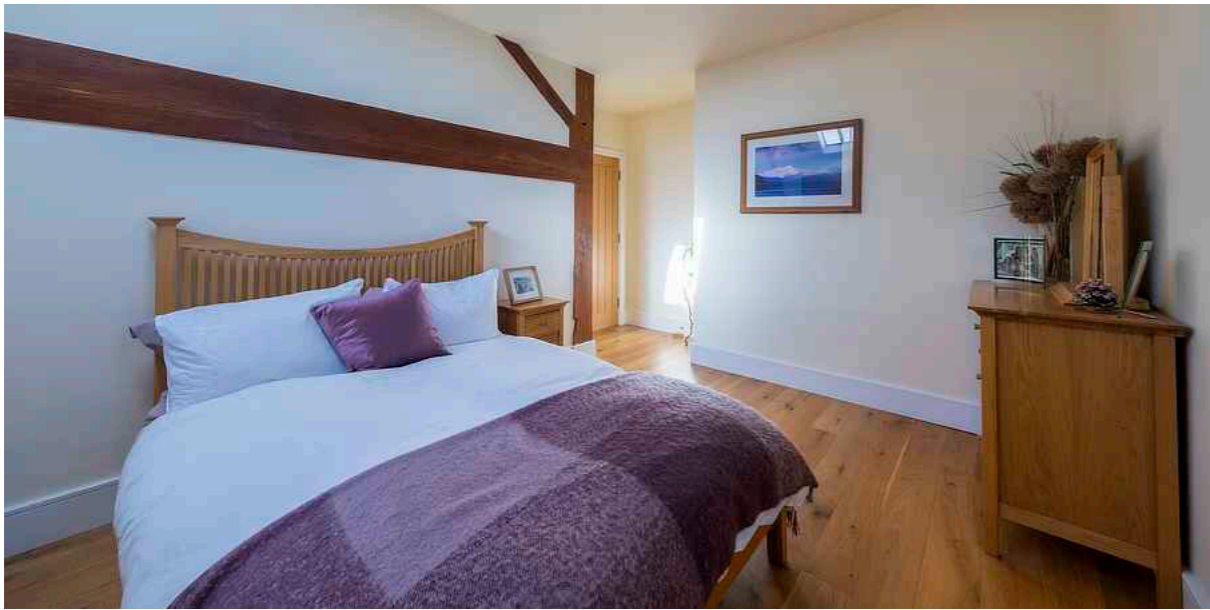


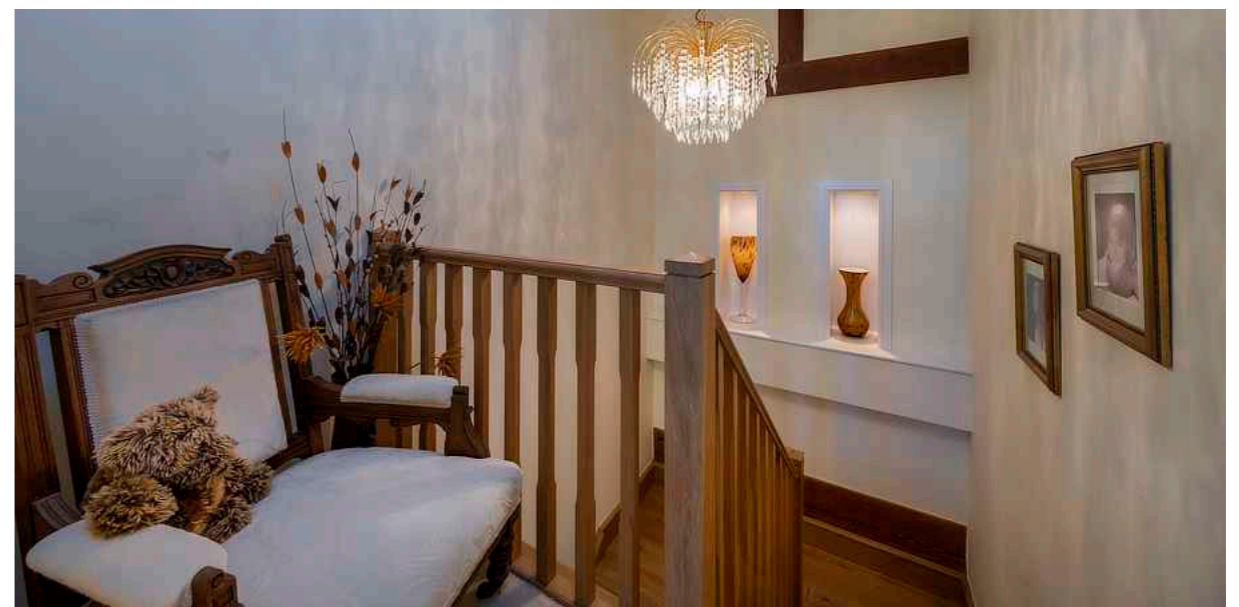
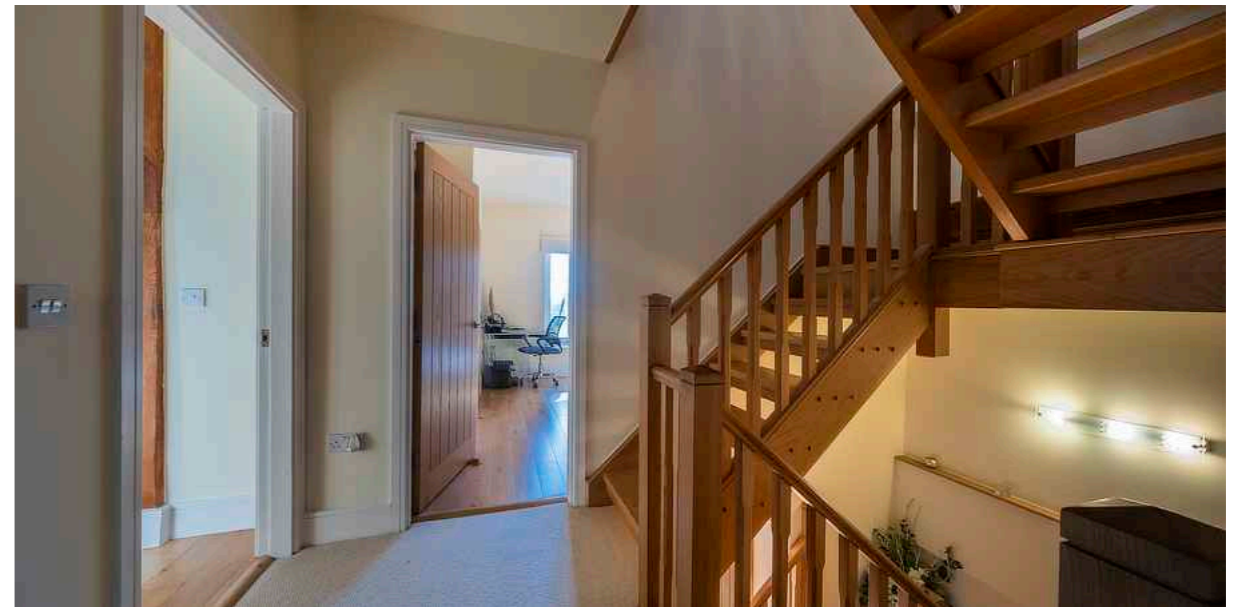
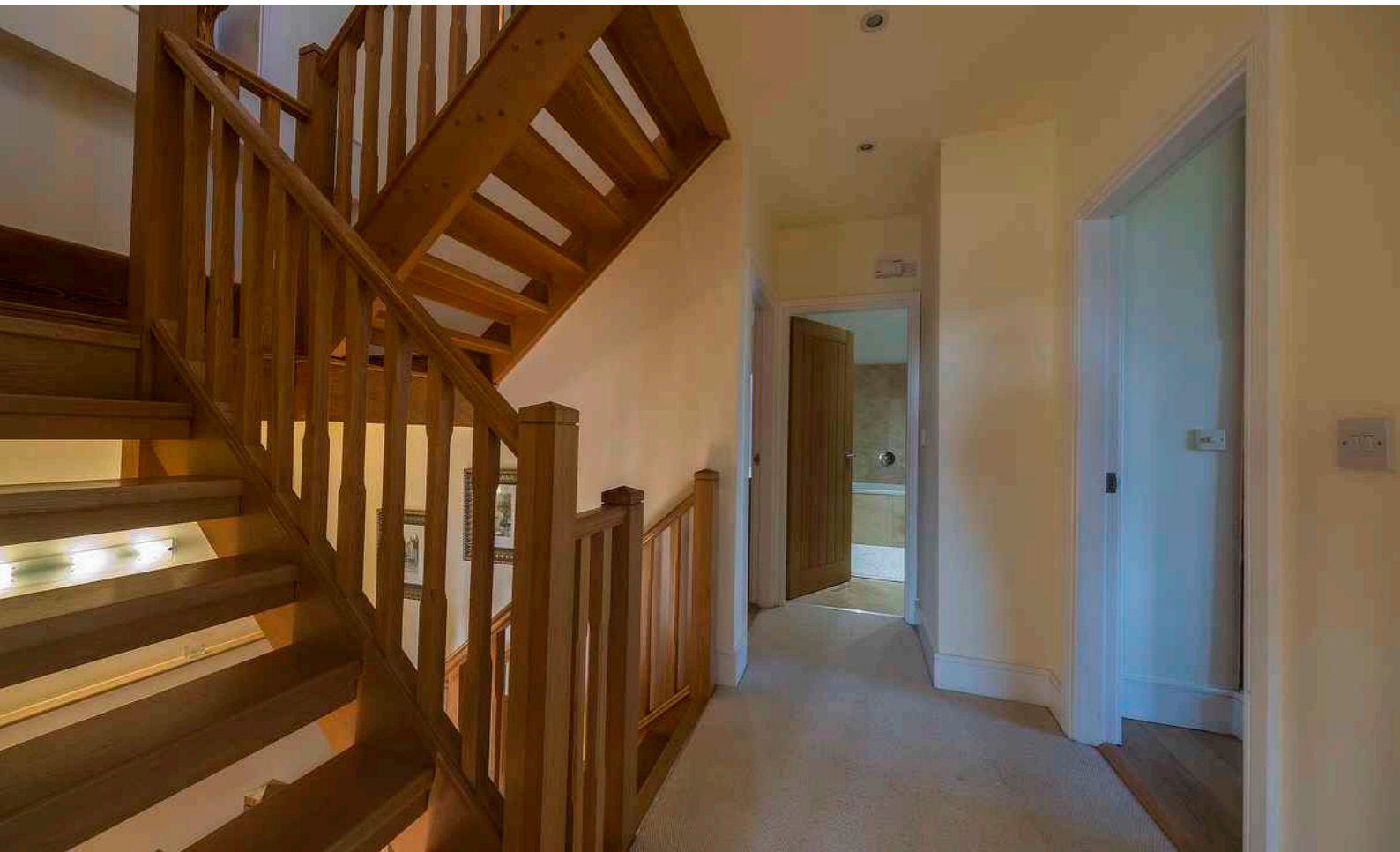
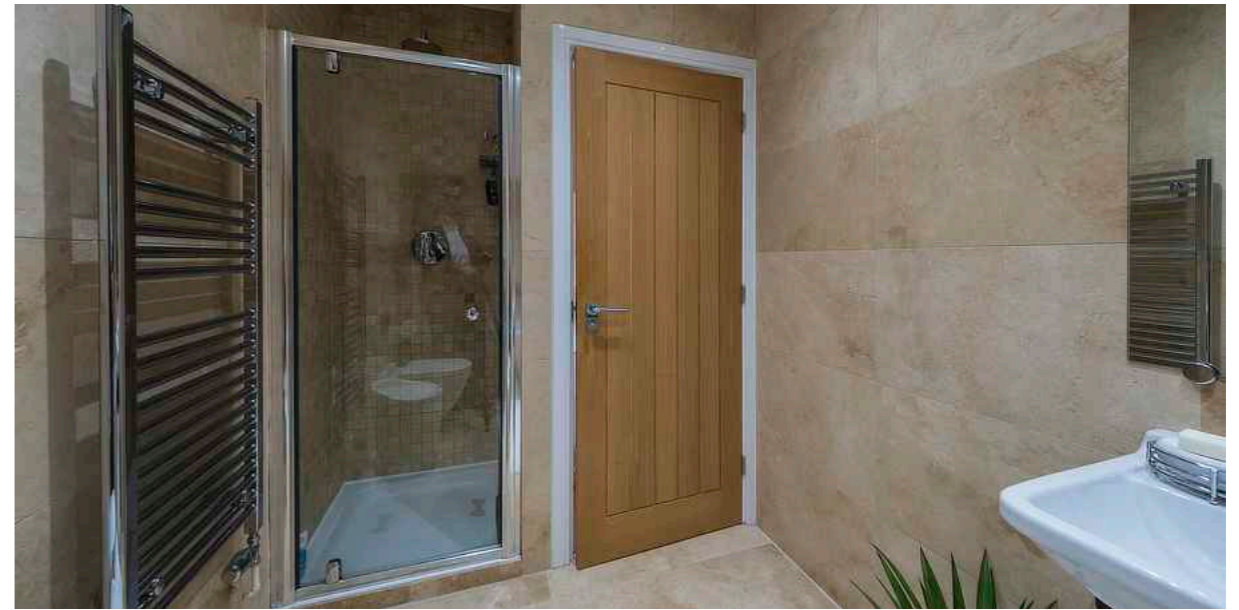
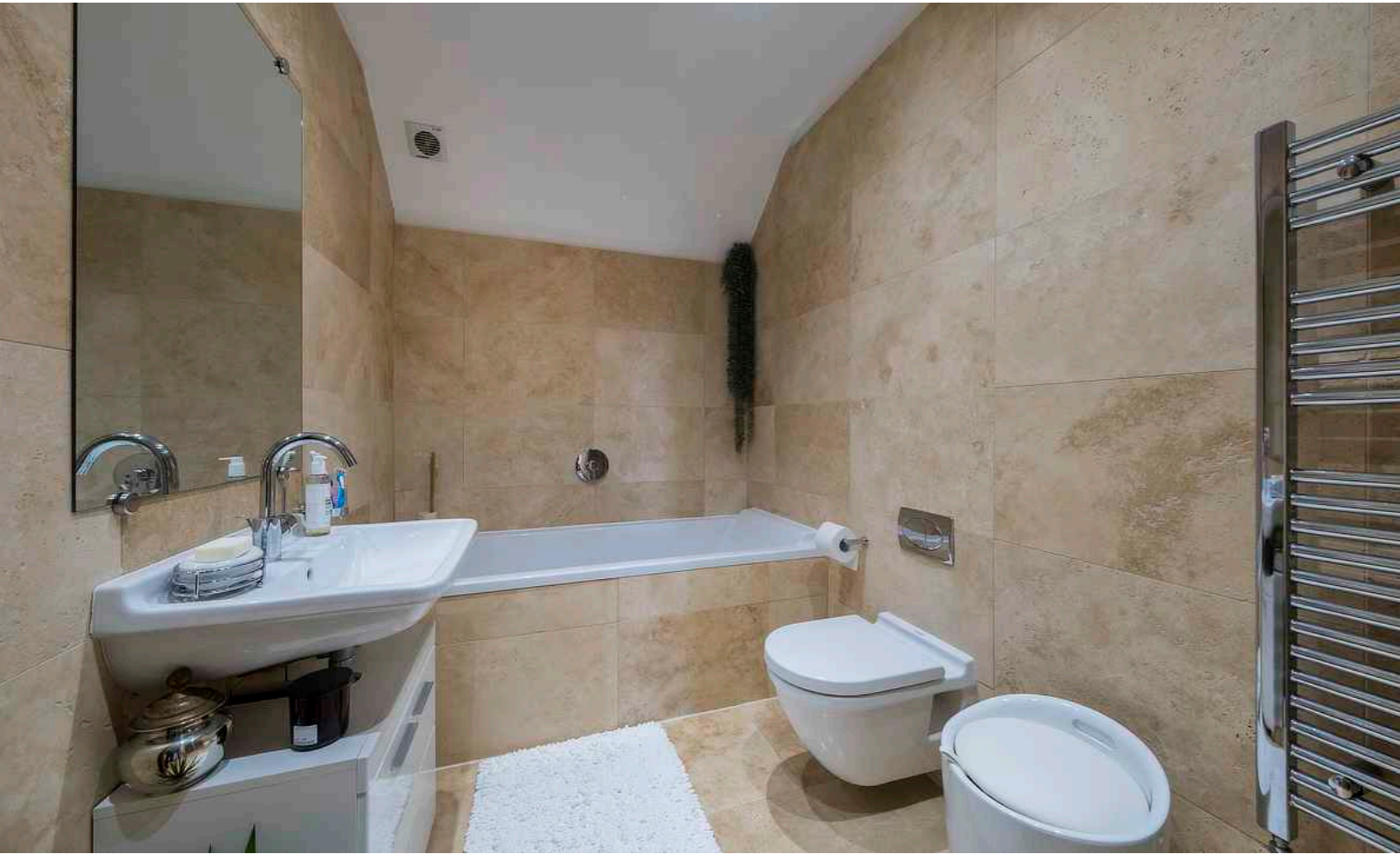




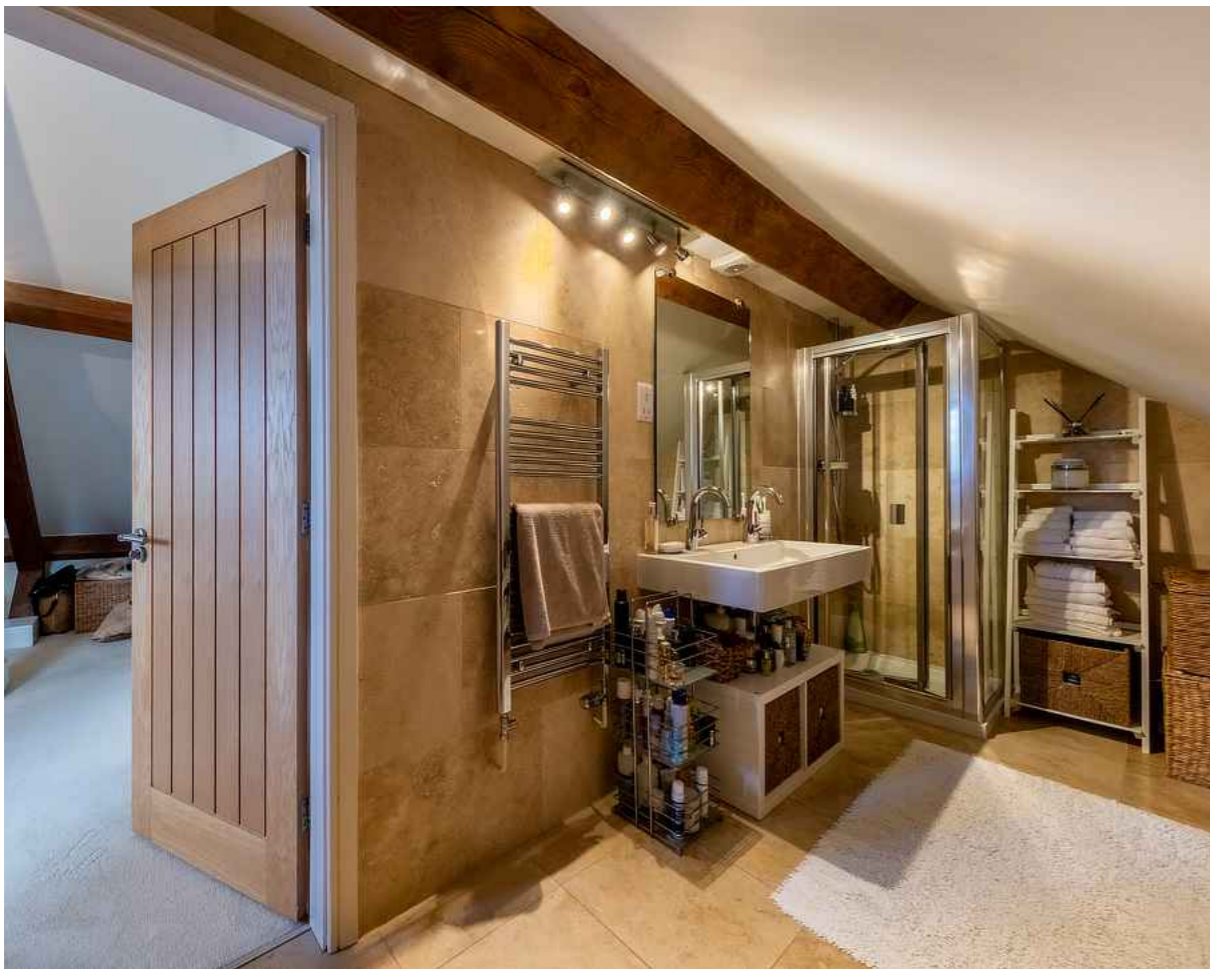


























TOTAL FLOOR AREA: 2545 sq.ft. (236.4 sq.m) approx.



what3words: seaside.increased.dribble

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 Management Charge for the development.

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.



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**

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