



HINCHLIFFE  
HOLMES



2 PICTON HALL MEWS



## 2 PICTON HALL MEWS

Picton | CH2 4HE

Situated in a sought-after quiet village location and forming part of a brand-new luxury development, a fantastic barn conversion with outstanding flexible accommodation in excess of 2,200 sq.ft. completed to exceptional high standards of finish, and bespoke specifications throughout.

Beautifully landscaped private gardens with superb outside entertainment space and tranquil views across the communal courtyard. The main electric gated entrance opens onto the sweeping driveway that leads to off-road parking and the detached garage, and car port.

The property is situated in an idyllic semi-rural setting in the attractive hamlet of Picton, which is located within a short drive to the north-east of Chester.

The neighbouring village of Mickle Trafford offers an array of local amenities and facilities, including a local shop, post office, restaurant, and public house.

The Historic Roman City of Chester offers outstanding shopping opportunities, in addition to Cheshire Oaks Designer Outlet and adjoining Retail Park. Both are located within ten minute's drive of the property.

On the educational front, there is a state primary school in Mickle Trafford, with secondary schooling at Upton High School, in addition to the Hammond School in Hoole Bank, a specialist performing arts school. Highly regarded independent schooling includes King's / Queen's Schools and Abbeygate College, Chester.

The property is well-placed for commuting to the commercial centres of the Northwest via the M53 and M56 motorway networks, leading to Liverpool and Manchester respectively. North Wales is also easily accessible via the nearby A55. Chester Railway Station offers a direct line service to London Euston within two hours.

### GROUND FLOOR

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

### FIRST FLOOR

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

### OUTSIDE

Parking | Garage - Store | Carport | Gardens







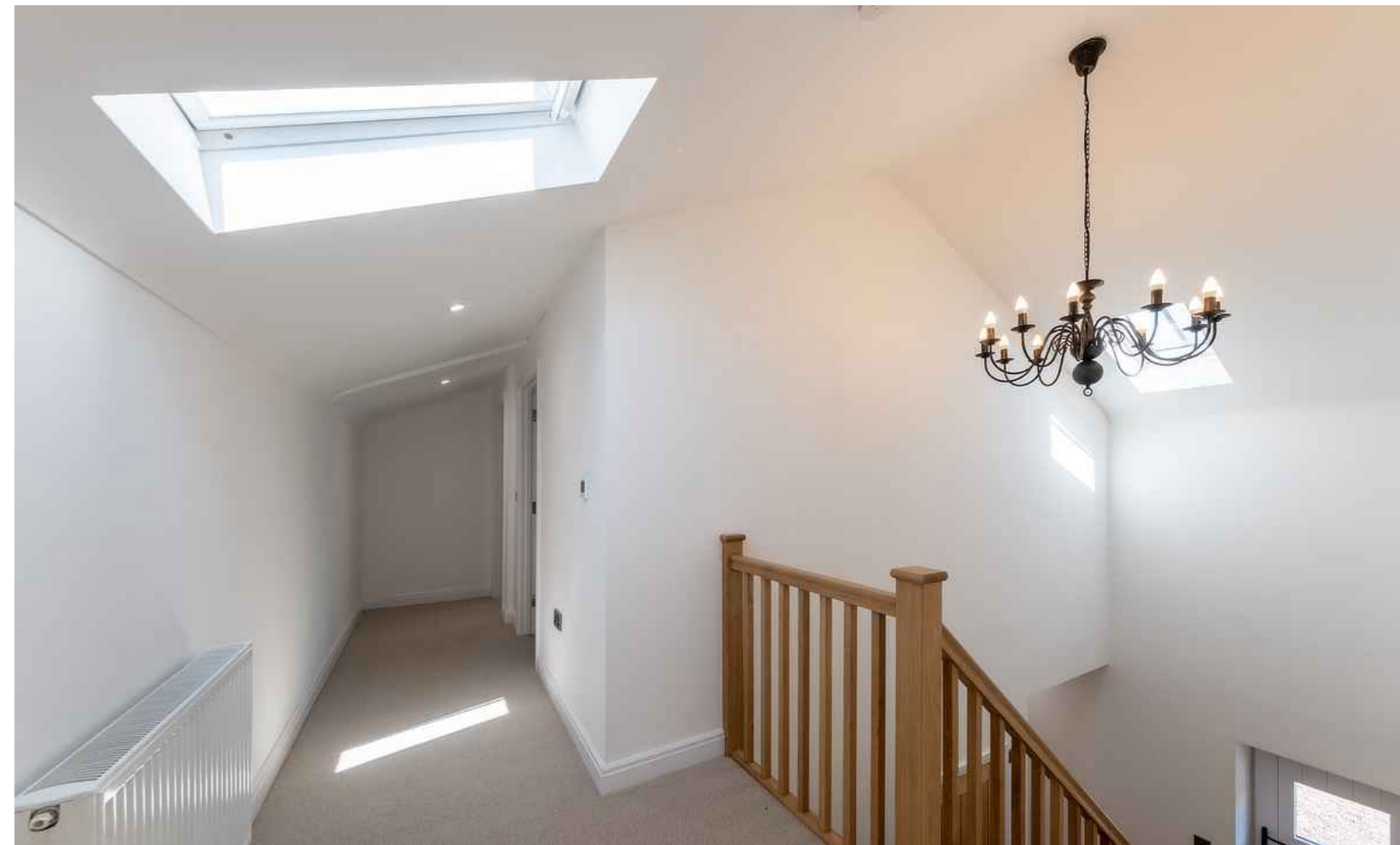


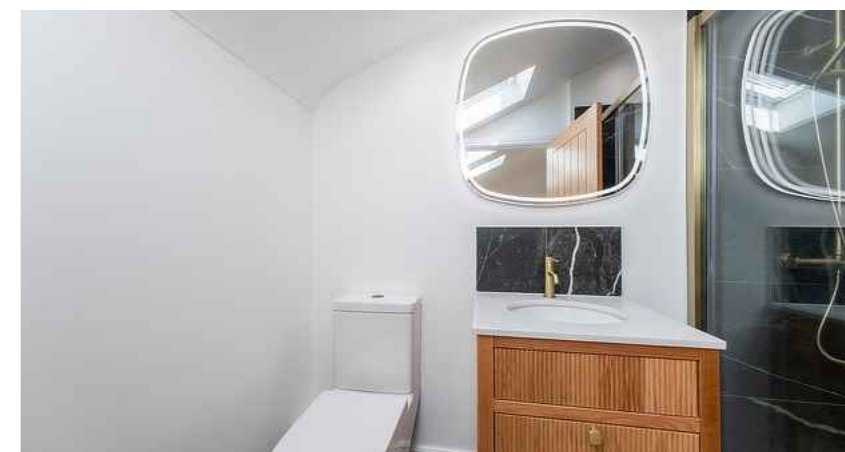








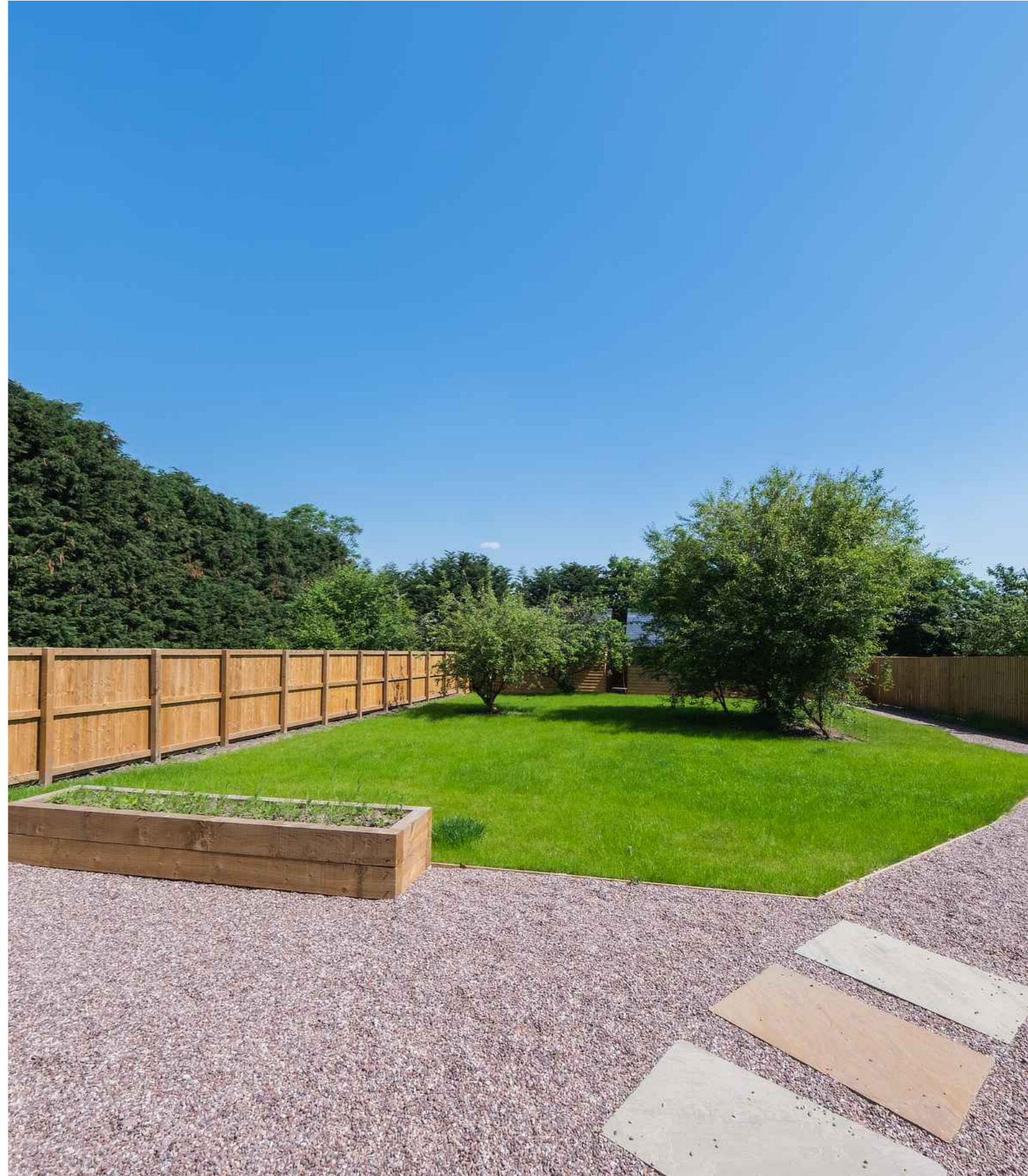


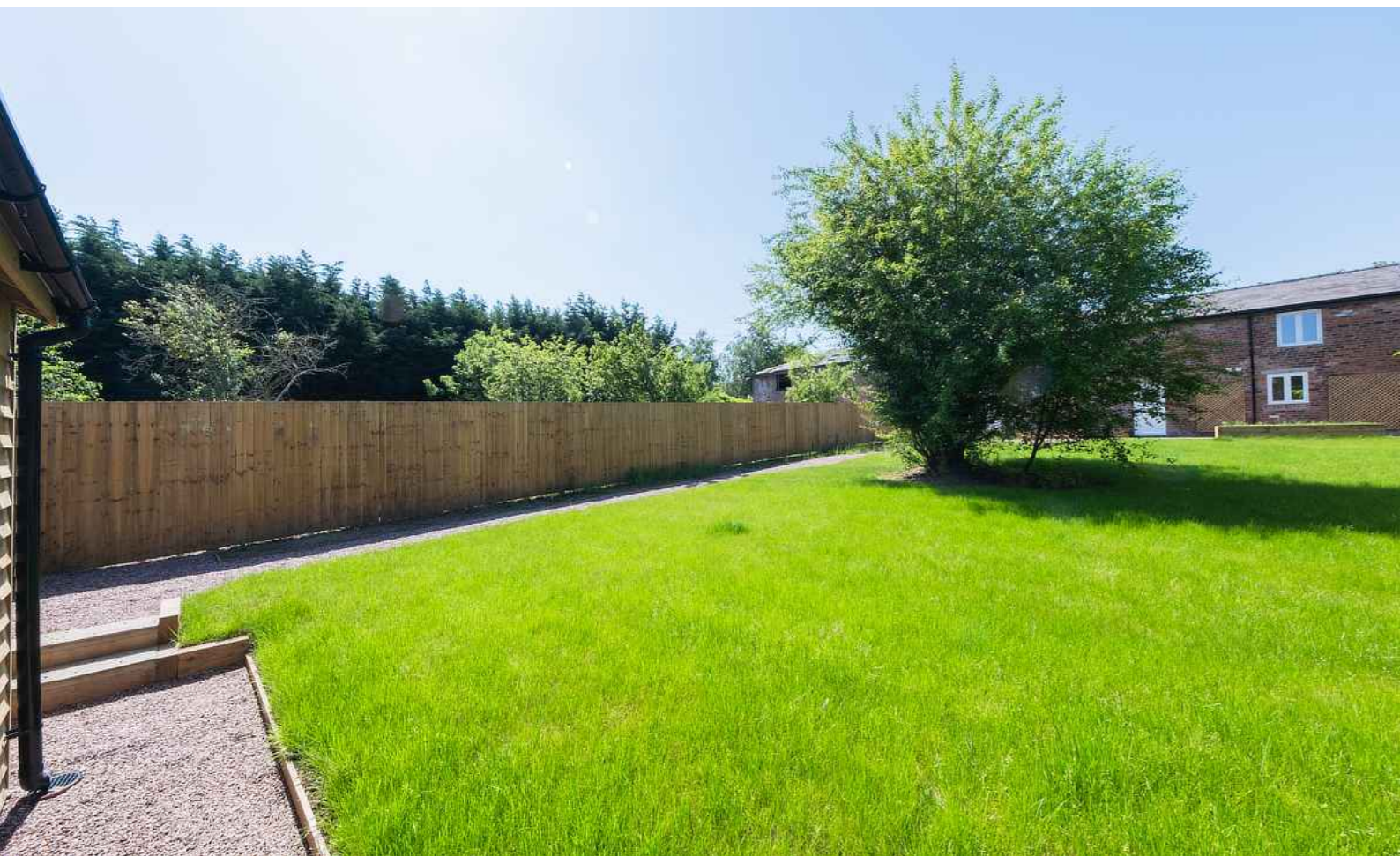






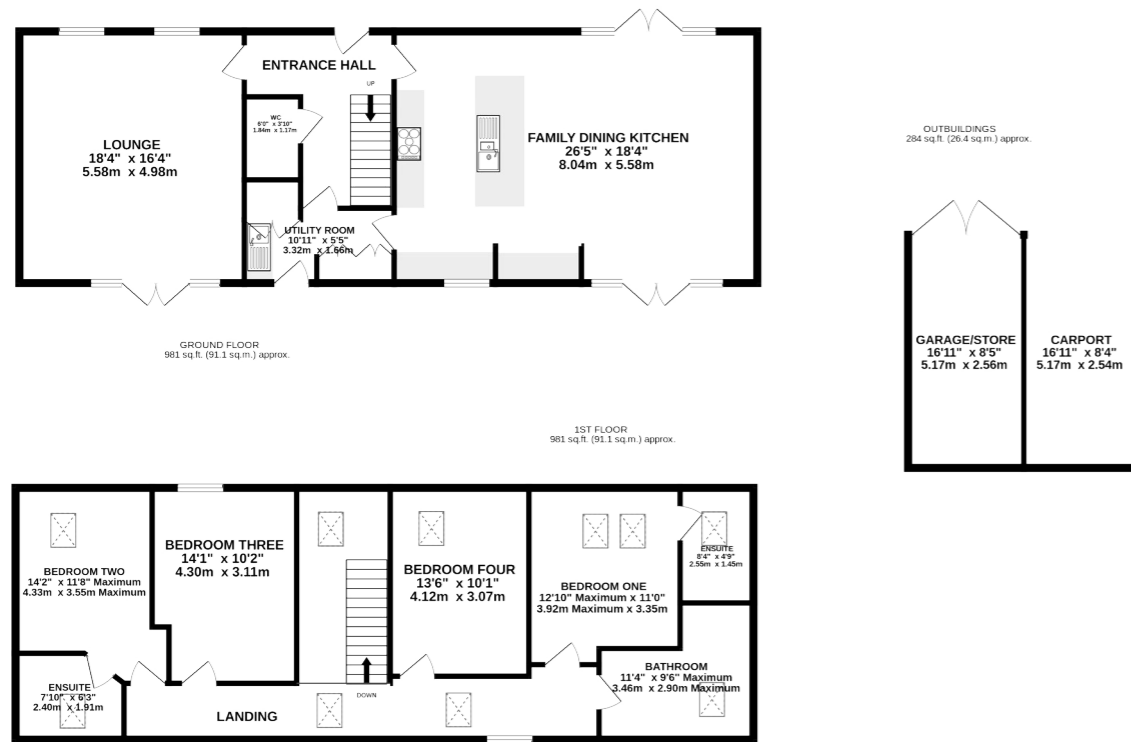




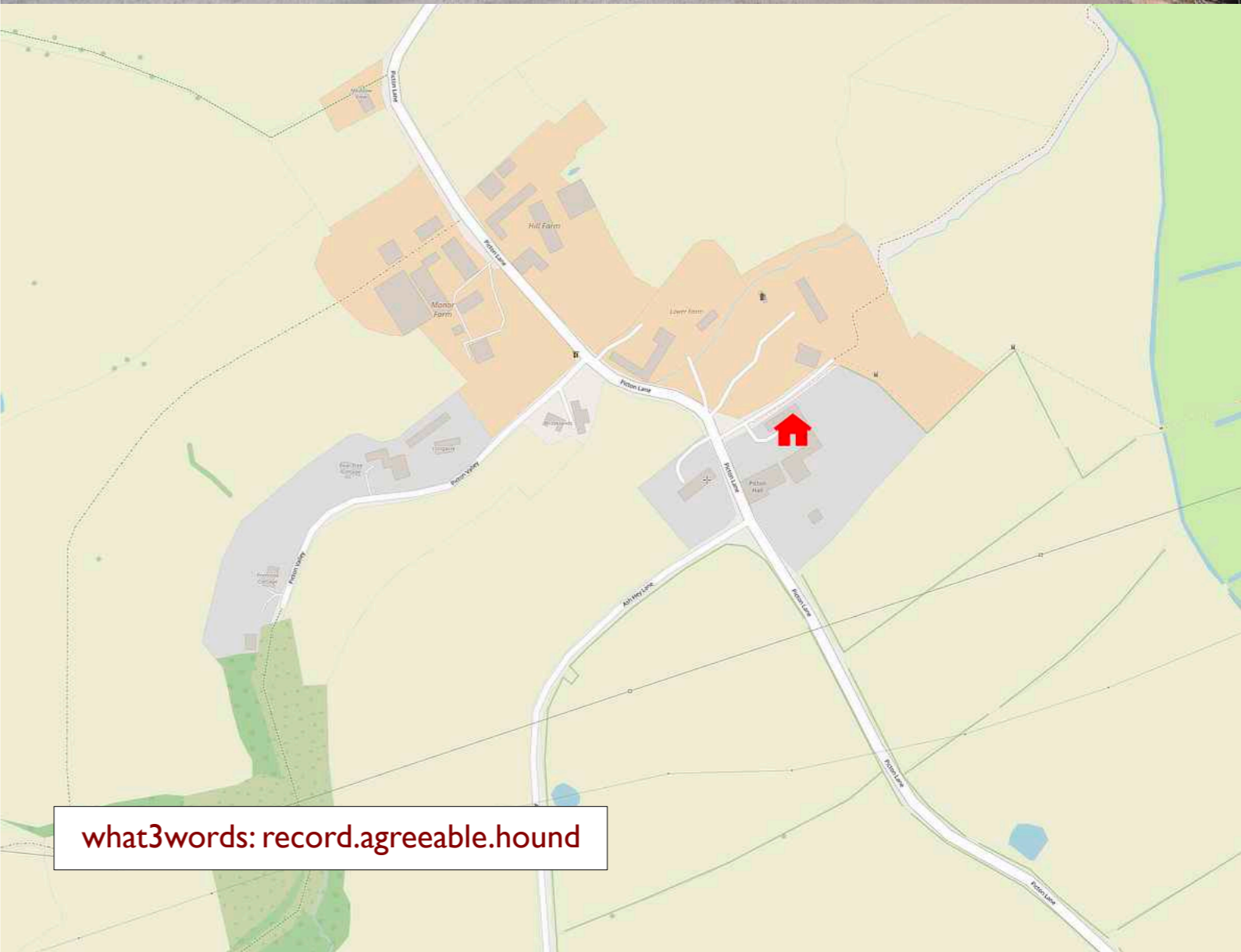








TOTAL FLOOR AREA : 2245 sq.ft. (208.6 sq.m.) approx.



what3words: record.agreeable.hound

**TENURE**

Freehold. Subject to verification by Vendor's Solicitor.

**SERVICES (NOT TESTED)**

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

**LOCAL AUTHORITY**

Cheshire West And Chester Council.

There is a Management Charge for the development - Picton Hall Development Company Limited - Further details will be provided on request.

**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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