



HINCHLIFFE  
HOLMES



THE STABLES



# THE STABLES

Calveley Green Lane | Calveley | CW6 9GZ

Approached via a tree-lined driveway with undisturbed views across the Cheshire countryside and positioned in a most idyllic location, a beautifully presented detached barn conversion upgraded to a high standard of finish and specification, with superb extensive flexible accommodation in excess of 3,500 sq.ft. and many charming character features throughout.

The property is set in approximately 0.45 acres of beautifully landscaped private gardens with fantastic outside entertainment space. The gated entrance opens onto the driveway providing off road parking for several vehicles and leads to the large detached double garage.

Calveley is a small hamlet situated within 4 miles of Tarporley Village, 3 miles of Bunbury, 7 miles of Nantwich and 14 miles of Chester City Centre. Amongst outstanding views and rural walks Calveley houses its own Primary and Junior School. The adjoining village of Alpraham provides two public houses and Village Hall.

A short distance away is Bunbury which is a picturesque village that offers a range of local amenities with a convenience store, three public houses and a beautiful Church which dates back over 1,000 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.

The award-winning village of Tarporley, is renowned for its Historic High Street 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 primary and secondary schools. 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

Family Dining Kitchen | Dining Room  
Lounge | Study | WC

## FIRST FLOOR

Landing | Bedroom One - En-suite | Bedroom Two - Shower Room  
Bedroom Three - En-suite  
Bedroom Four - En-suite - Walk in Wardrobe | Bathroom

## OUTSIDE

Parking | Garaging | Gardens























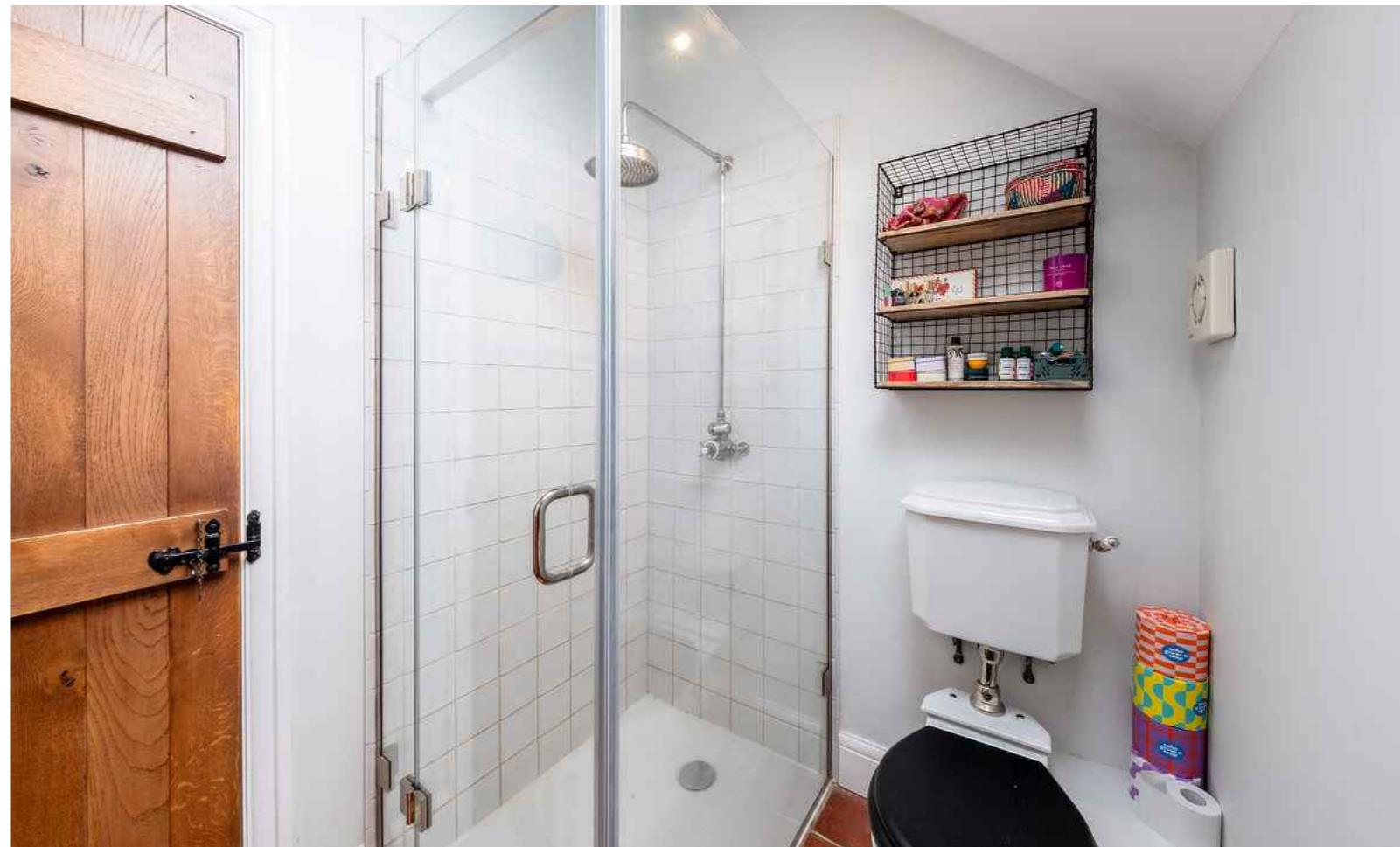










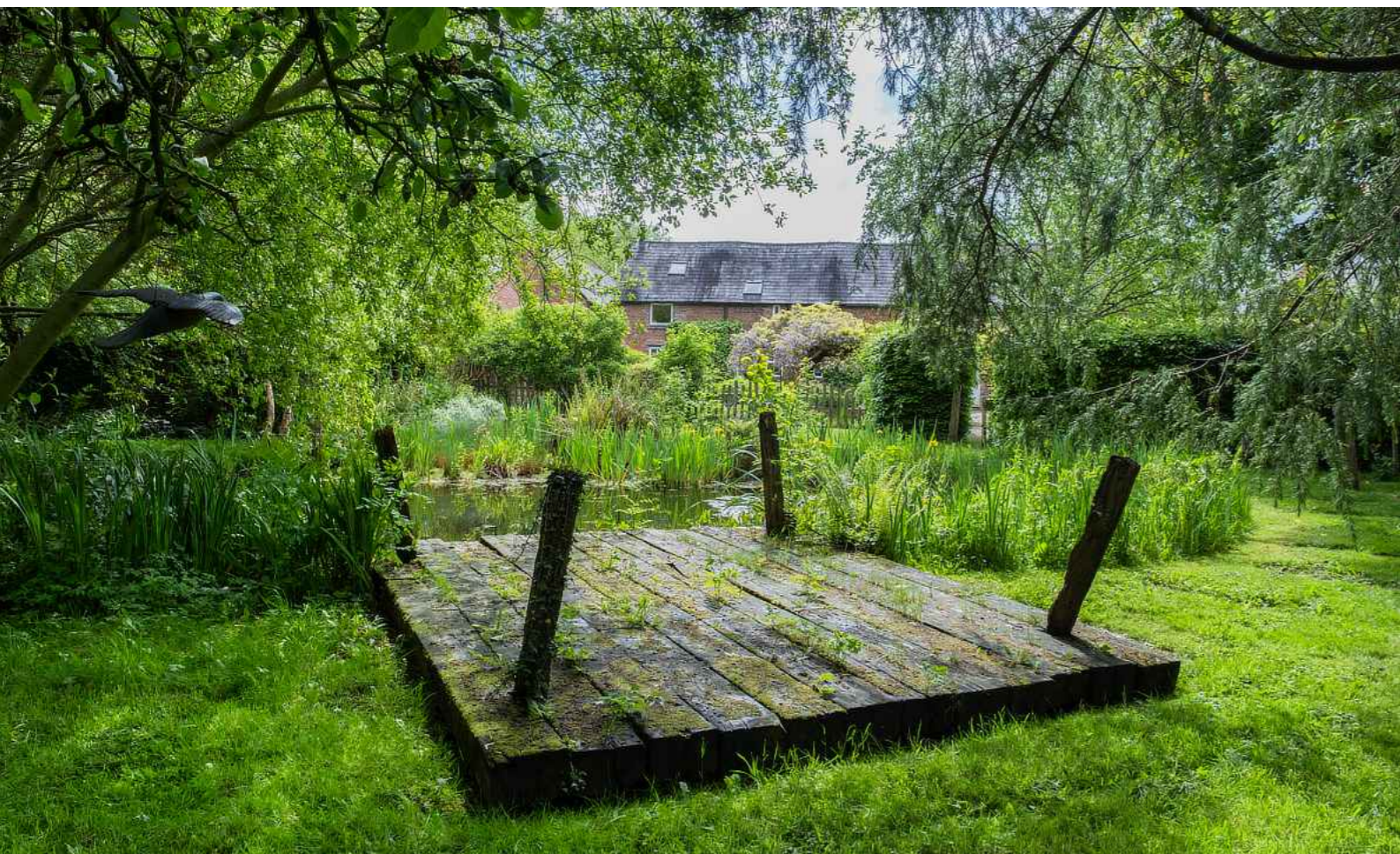










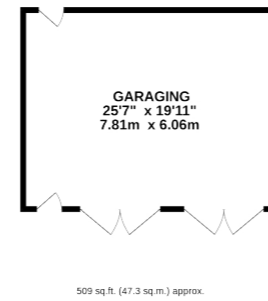
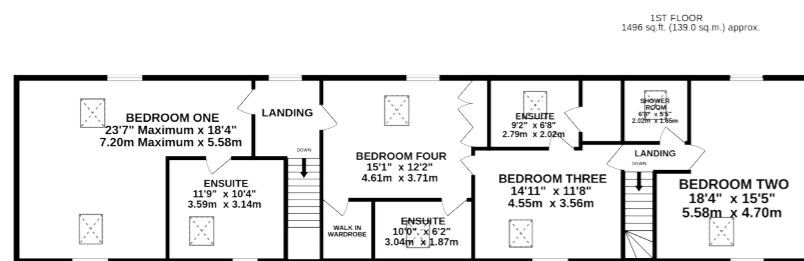
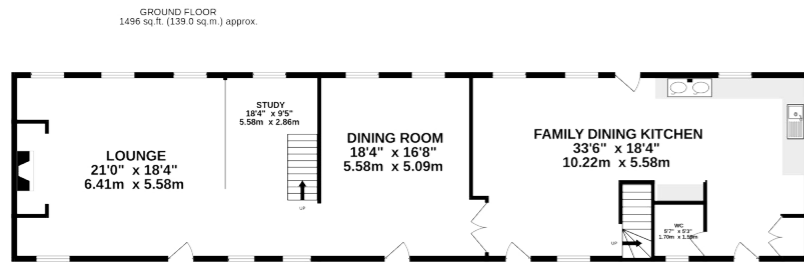




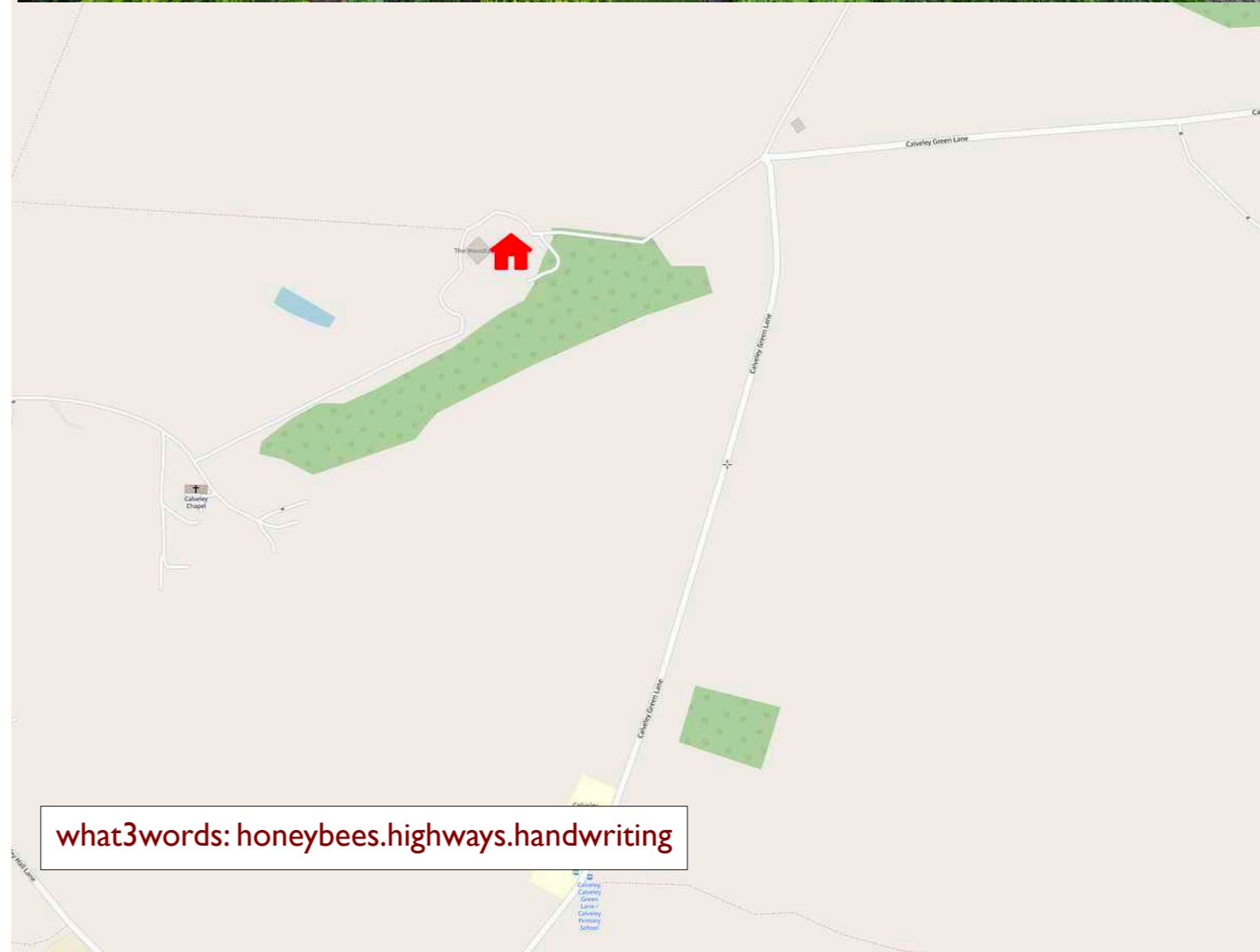








TOTAL FLOOR AREA : 3501 sq.ft. (325.3 sq.m.) approx.



what3words: honeybees.highways.handwriting

**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 East Council. 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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