



HINCHIFFE
HOMES



GREENACRE



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Holme Farm | Eaton Road | Wettenhall | CW7 4HJ

Situated in a most sought-after picturesque quiet location and forming part of a small luxury development with outstanding undisturbed views across open farmland, an immaculately presented and upgraded barn conversion with superb specifications, many character features and flexible accommodation throughout. Positioned in over 1.2 acres of beautifully landscaped private gardens with fantastic entertainment space and paddock, driveway providing off-road parking and garage.

The semi-rural hamlet of Wettenhall is situated in the heart of beautiful countryside, renowned for its natural beauty and far-reaching views.

Wettenhall has its own public house, church and nearby Southview equestrian centre that specialises in competition and training. A highly regarded primary school is located just over two miles away in Calveley, and secondary schools can be found in Tarporley (6 miles) and Nantwich (7 miles). Reaseheath College is located within 6 miles and provides further and higher education, specialising in agricultural, environmental, and equine related courses.

Further amenities are found in the neighbouring village of Tarporley. The award-winning village of Tarporley, is renowned for its Historic High Street which is located approximately 12

miles from Chester 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.

The surrounding area offers much that will appeal to sports and outdoor enthusiasts including nature walks along the Sandstone Trail, Delamere Forest, Peckforton and Bickerton Hills, numerous golf courses, Manley Mere Watersports Centre, Cheshire polo club in Little Budworth, motor racing at Oulton Park, and horse racing at Chester and Bangor-On-Dee.

Wettenhall is conveniently located 3.5 miles from the A51, which provides a direct route to the city of Chester (17 miles), whilst also linking to the A500, which connects to the M6. The M6 is within 11 miles, and the M56 and M53 are within 18 miles, facilitating travel to Manchester, Liverpool, and Birmingham. Manchester and Liverpool airports are both within 40 minutes of the property, and Crewe railway station is 9 miles distant and provides routes to London, Manchester and numerous destinations.

GROUND FLOOR

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

FIRST FLOOR

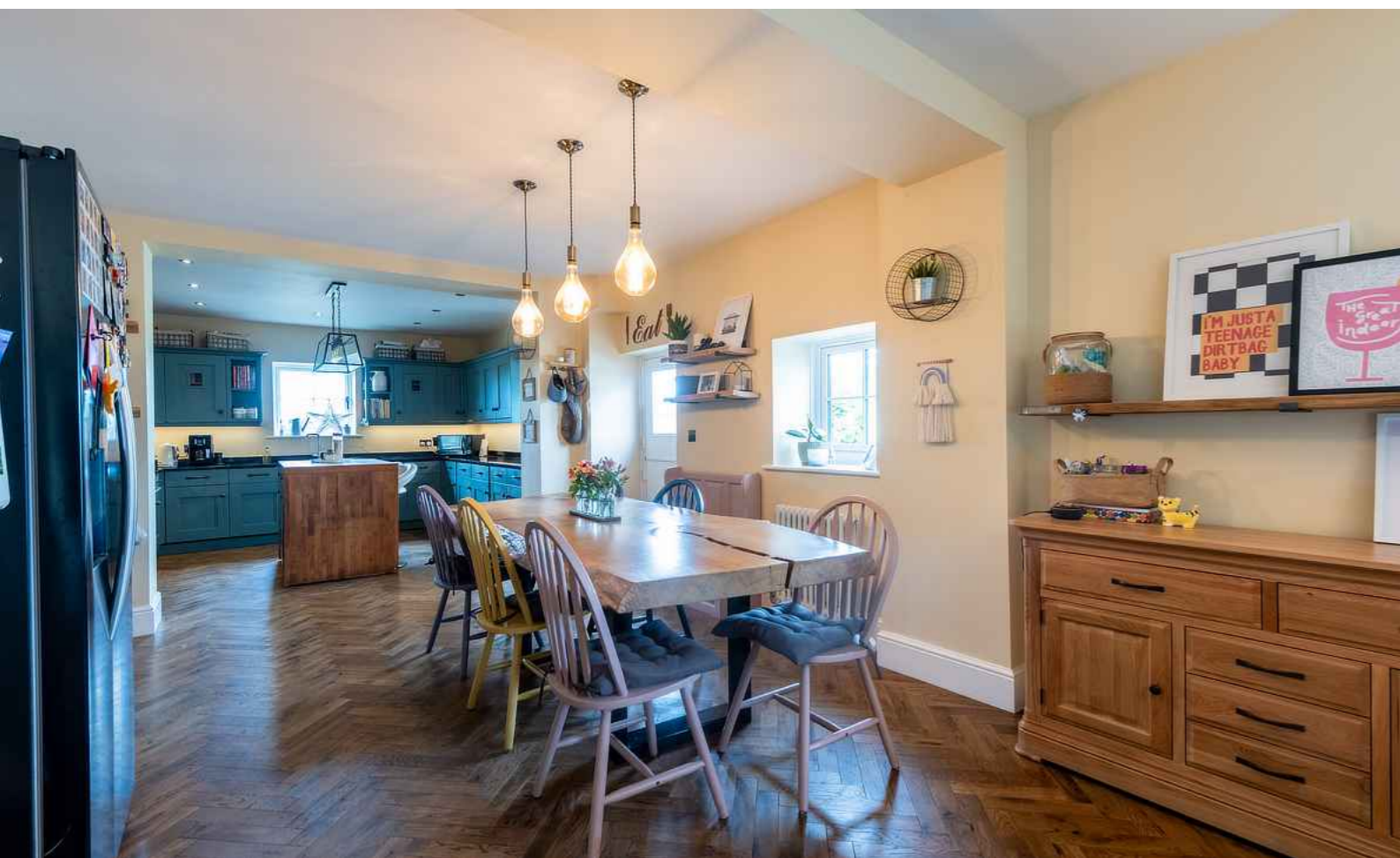
Landing | Bedroom One - En-suite | Bedroom Two - En-suite
Bedroom Three | Bedroom Four | Bathroom

OUTSIDE

Parking | Garage | Gardens



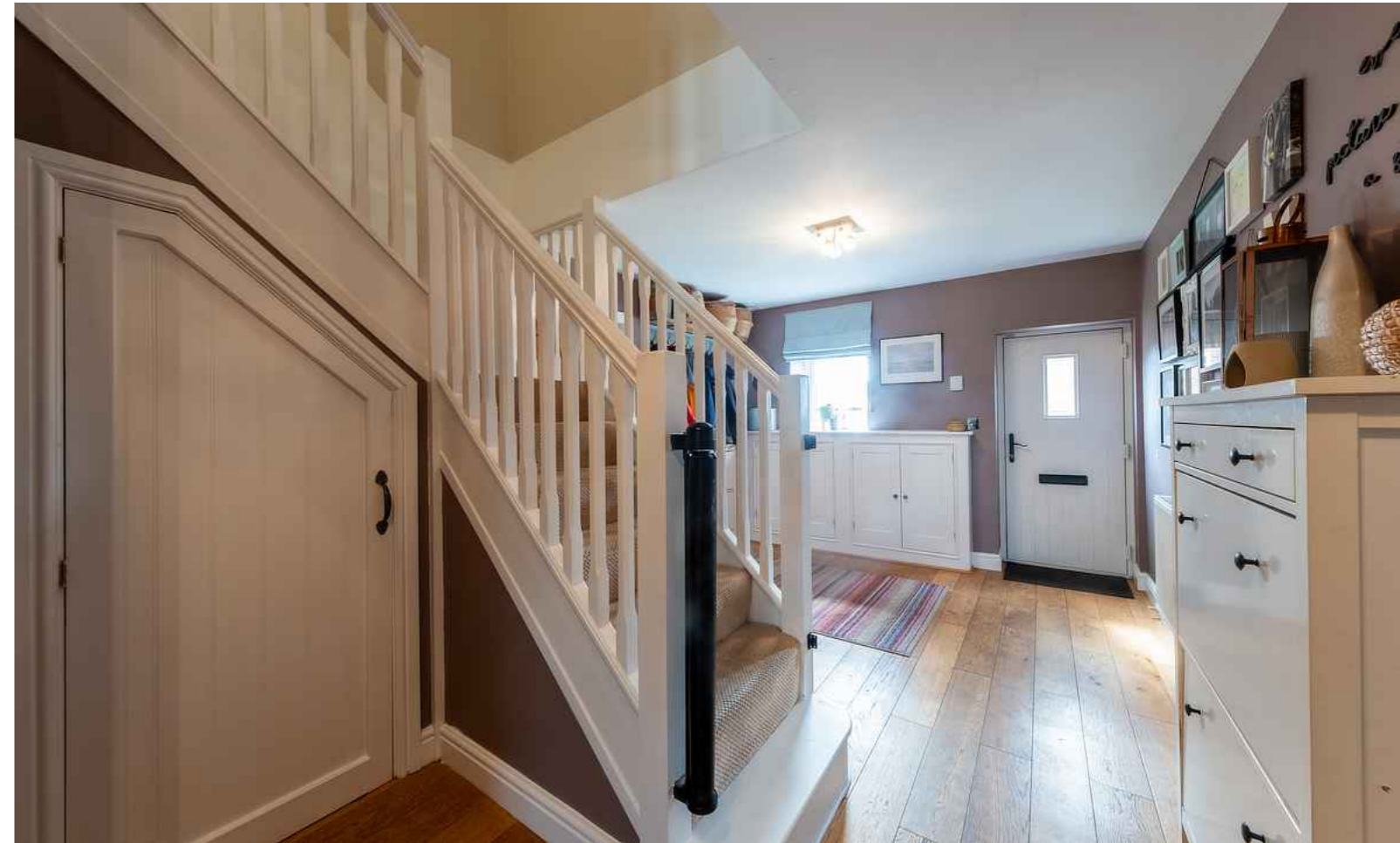








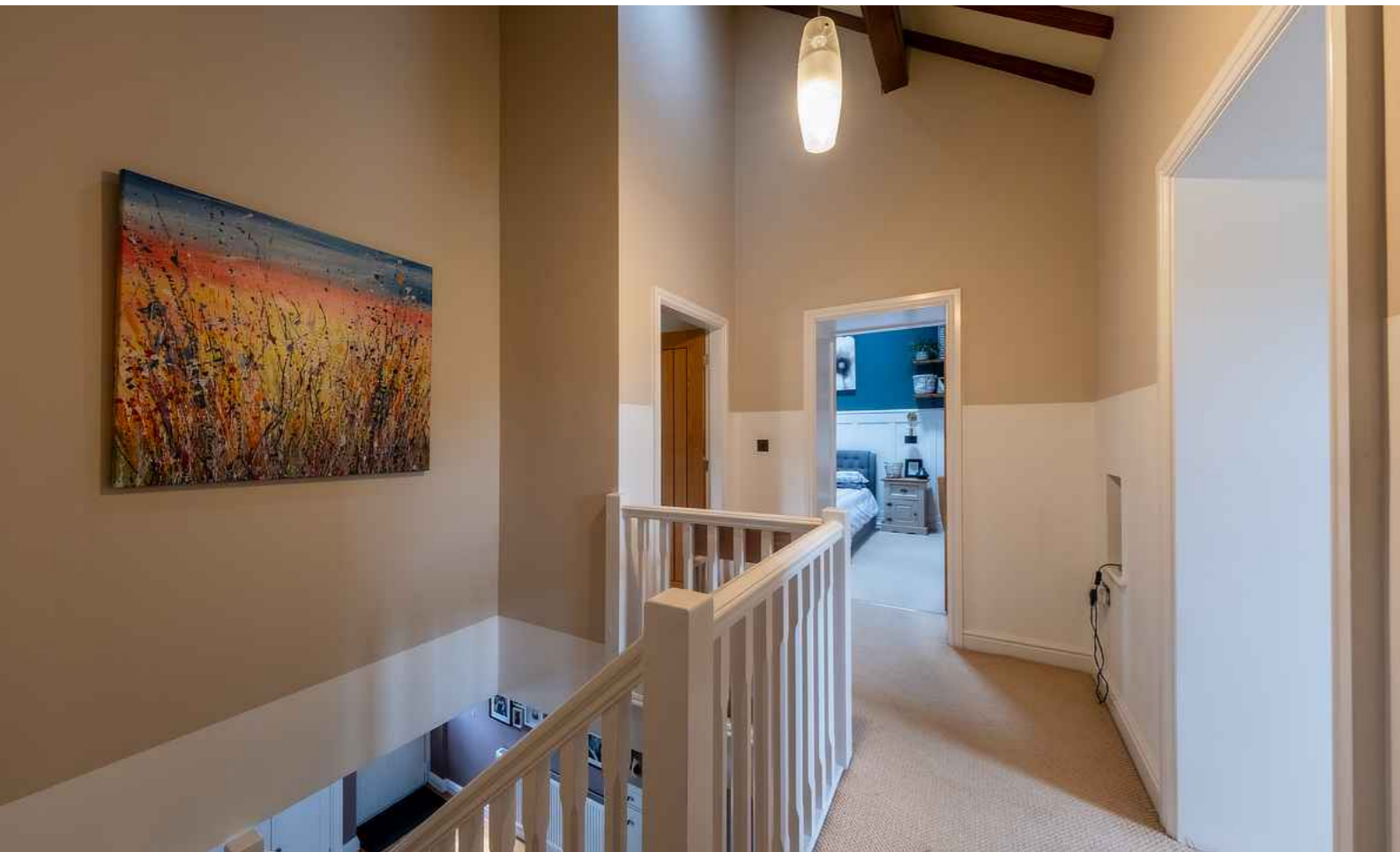












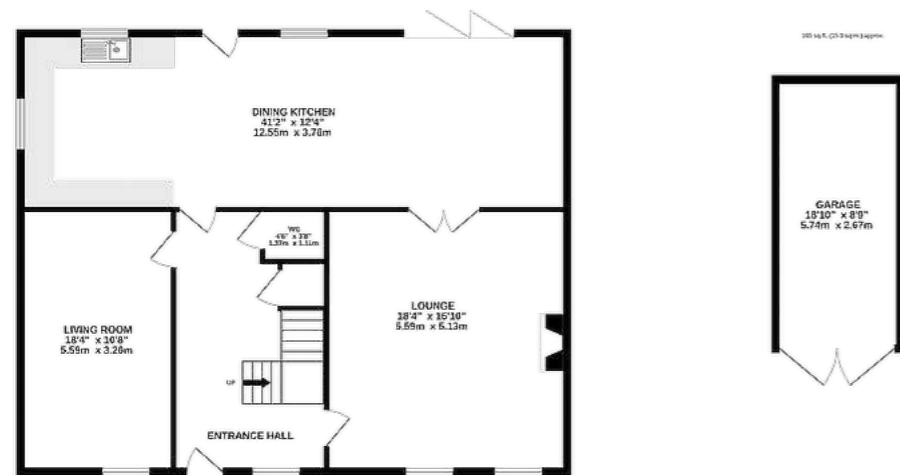






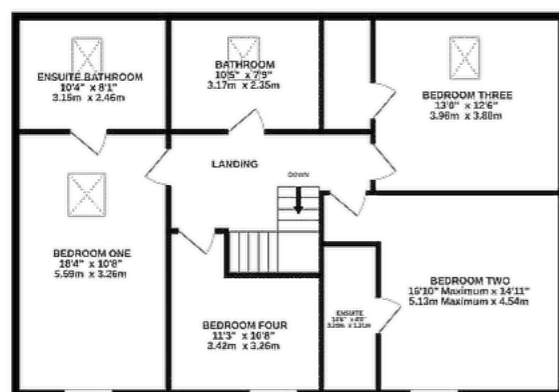




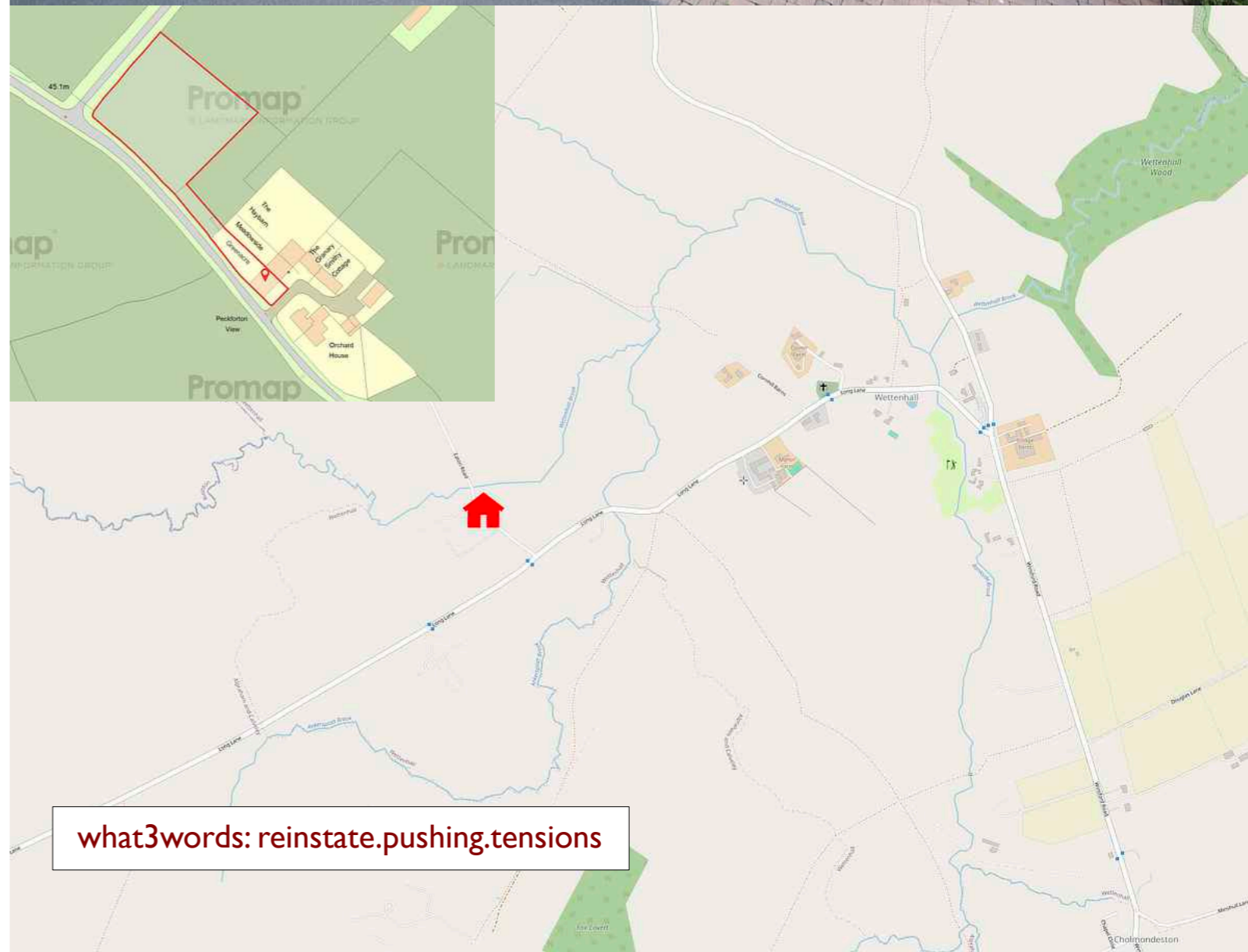


GROUND FLOOR
1309 sq.ft. (246.3 sq.m.) approx.

FIRST FLOOR
1352 sq.ft. (246.3 sq.m.) approx.



TOTAL FLOOR AREA : 2651 sq.ft. (246.3 sq.m.) approx.



what3words: [reinstate.pushing.tensions](https://www.what3words.com/reinstate.pushing.tensions)

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.

LOCAL AUTHORITY

Cheshire East Council. Council Tax – Band F.

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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