



OLD HALL

COUNTRY ESTATE

A DISTINCT LUXURY DEVELOPMENT COMPLETED TO
EXCEPTIONAL SPECIFICATIONS AND FINISH, NESTLED
IN THE OPEN COUNTRYSIDE.



OLD HALL COUNTRY ESTATE

Aldford Road | Chester | CH3 6EA

The Old Hall Country Estate is a distinct luxury development of 12 beautiful homes with exceptional specifications and finishes positioned in a tranquil courtyard setting.

Each plot has been individually designed creating a modern contemporary feel whilst still retaining many character features and light throughout.

The level of detail and workmanship is certainly to be desired throughout the development and along with the use of Heritage materials creates a stunning selection of family homes.

The development is approached by a long sweeping driveway and opens into the designated courtyard parking and garaging.

Overall, The Old Hall Country Estate creates a peaceful environment and no matter what your needs are, this bespoke individual development certainly provides.



CARDEN HOMES

DESIGNED LUXURY LIVING







CARDEN HOMES

DESIGNED LUXURY LIVING

Close by there are many picturesque walks to enjoy, with a variety of local rural and gastropubs in the surrounding small villages including Huntington, Aldford, Churton and Farndon, all a short distance away.

Why not enjoy Sunday dinner with the family at The White Horse in Churton, a recent entry into the Top 100 Gastropubs in the UK. Other popular eateries nearby include The Grosvenor Arms and the Rake and Pikel.

Just three miles from Chester city centre, discover all manner of dining just a short drive from The Stable House. Steeped in history, walk the ancient Walls and browse the boutiques on the Rows. For your daily shopping needs, the local Co-op and garden centre with coffee shop are around a

mile away, with a large Sainsbury's among other superstores a little further afield in Great Boughton. There is also an Aldi just over two miles away on Tarvin Road.

Commute with convenience from Chester train station - just under three miles away or pick up the nearby A55 to North Wales for a family day out at the beach. The M53 is also close by giving easy access to Liverpool and Manchester.

Families are well placed for local schools, with primary schools in the local villages and highly rated independent schools close by; King's School Chester was recently named North-West Independent School of the Year in the Sunday Times Parent Power Guide.



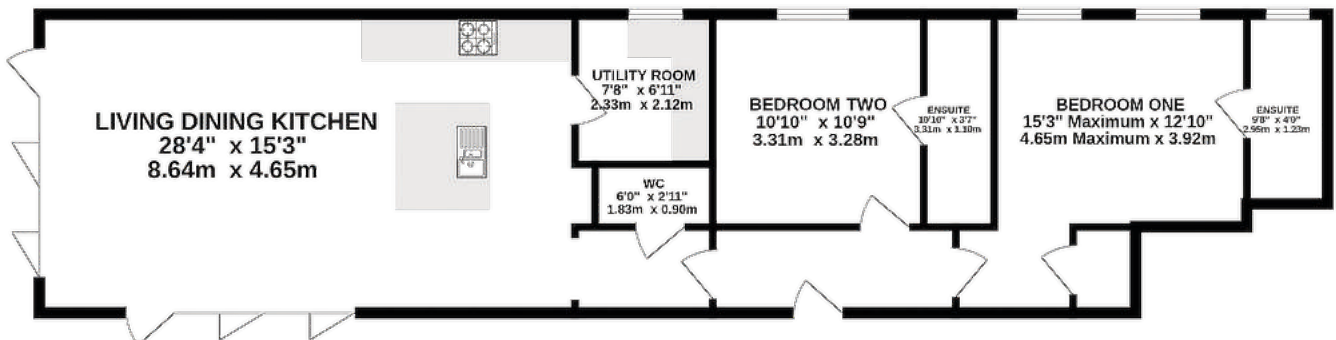
1 OLD HALL

With amazing access onto your private patio garden thanks to large French doors and full height adjoining side windows to flood the living spaces with light and views outwardly.

954 sq.ft.

2 Bedrooms

2 Bathrooms

















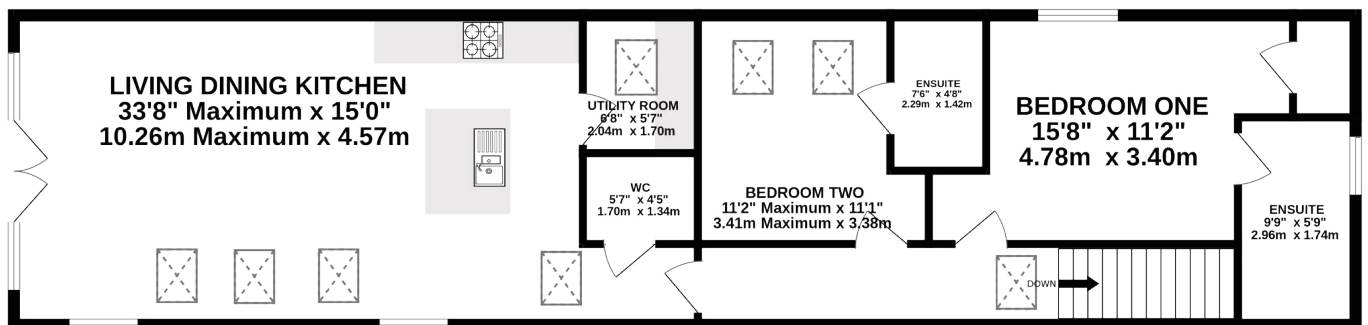
2 OLD HALL

This individual first floor warehouse style barn offers something so different to anything else! With light and air living spaces and elevated views over stunning countryside, its perfect for anyone looking to down size into a home that offers such high levels of specification.

1,035 sq.ft.

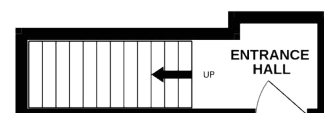
2 Bedrooms

2 Bathrooms



1ST FLOOR
974 sq.ft. (90.5 sq.m.) approx.

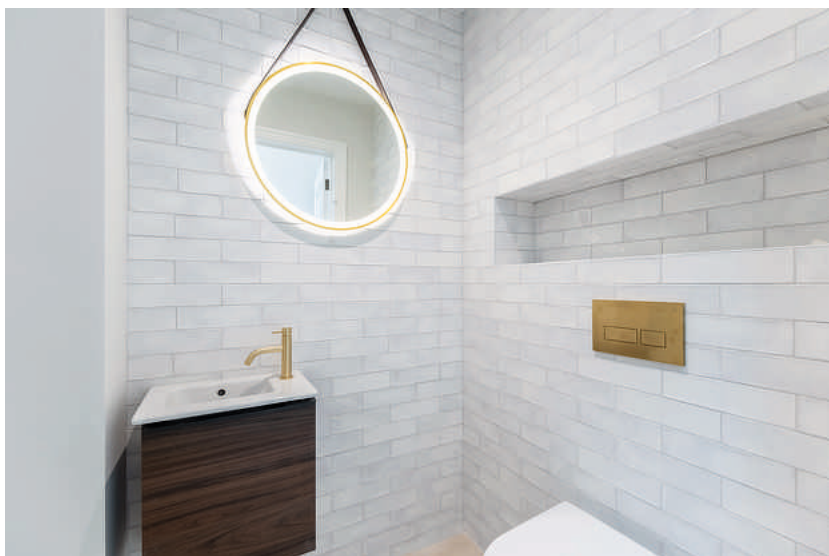
GROUND FLOOR
61 sq.ft. (5.6 sq.m.) approx.

















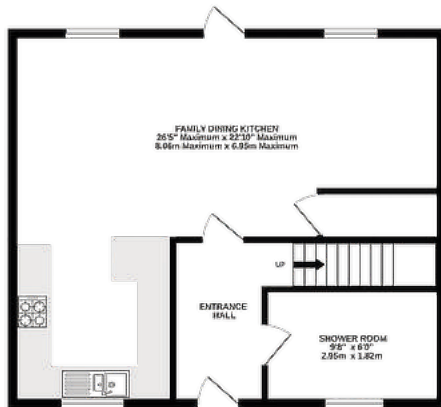
10 OLD HALL

1,811 sq.ft.

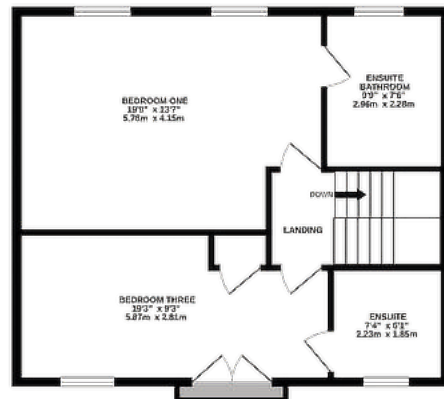
3 Bedrooms

3 Bathrooms

For larger scale living, experience the comfort and warmth Heritage.

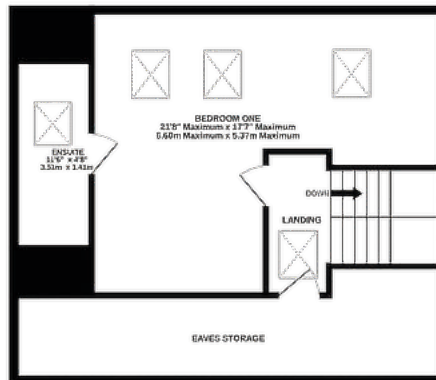


GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.

2ND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



















10



11 OLD HALL

Alongside the renovated barns are two beautiful new build structures set over three storeys that will delight those seeking modern comfort with light filled rooms. Paddocks that overlook Eaton Estate provide stunning views from the living spaces.

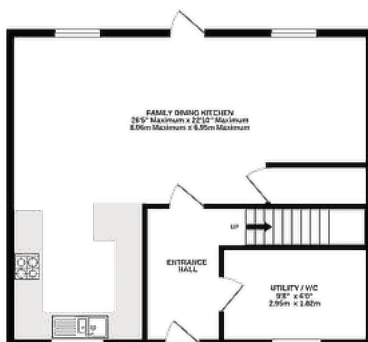
1,863 sq.ft.

4 Bedrooms

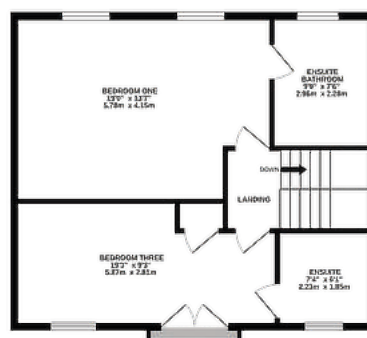
3 Bathrooms



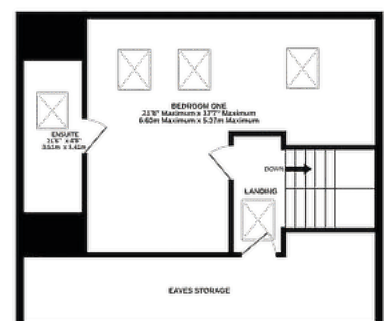
GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
604 sq.ft. (56.1 sq.m.) approx.



2ND FLOOR
604 sq.ft. (56.1 sq.m.) approx.

























12 OLD HALL

Alongside the renovated barns are two beautiful new build structures set over three storeys that will delight those seeking modern comfort with light filled rooms. Paddocks that overlook Eaton Estate provide stunning views from the living spaces.

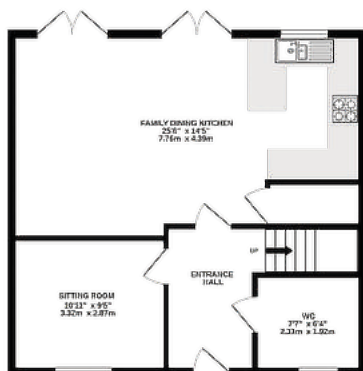
1,854 sq.ft.

4 Bedrooms

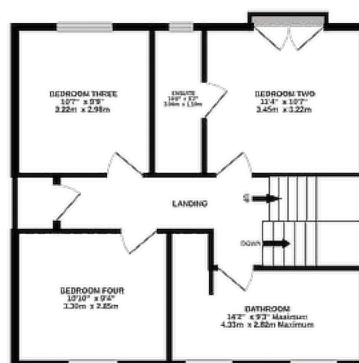
3 Bathrooms



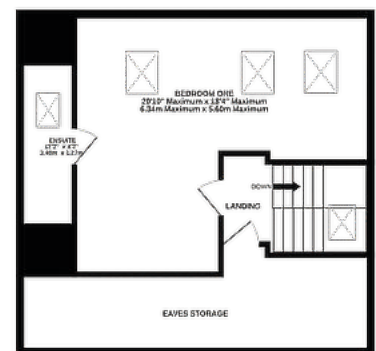
GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



2ND FLOOR
618 sq.ft. (57.4 sq.m.) approx.





















TENURE

Freehold. Subject to verification by Vendor's Solicitor.

WARRANTY

There is a 10-year building warranty provided by ABC+ for new builds, plots 11 and 12. An architects certificate is provided for all other properties.

MANAGEMENT CHARGE

There is a service charge due on the 1st January and the 1st July in each year. The service charge budget covers a 12-month period, ending on the 31st December in each year.

At the end of the service charge year, the budget will then be reviewed by the Property Manager, and any changes will be based on the anticipated expenditure for the next 12 months.

After the end of the service charge year, year-end accounts will be prepared which will show the budget vs expenditure, and a balancing charge will be issued – in the case of an underspend it would be a credit, or in the case of overspend it would be a debit.

SERVICES (NOT TESTED)

We believe that mains water, electricity, air-source central heating and private drainage are connected.

LOCAL AUTHORITY

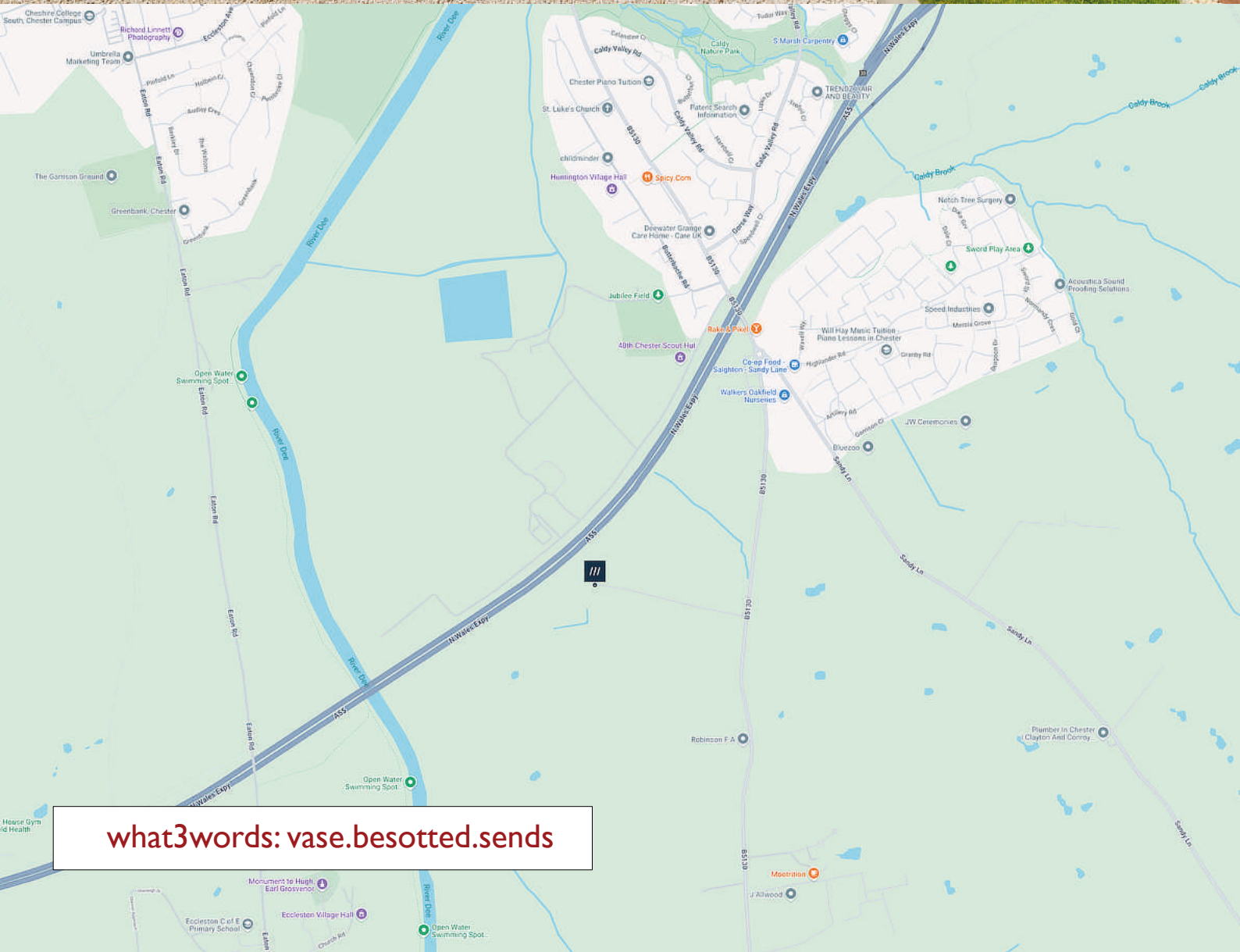
Cheshire West And Chester.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.



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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 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.

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.

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



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★

BEST ESTATE AGENCY
SINGLE OFFICE CHESHIRE

Hinchliffe Holmes

2021-2022



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PROPERTY AWARDS
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★

BEST ESTATE AGENCY
SINGLE OFFICE CHESHIRE

Ben Hinchliffe

2022-2023



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★

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SINGLE OFFICE CHESHIRE

Hinchliffe Holmes Ltd

2022-2023



UNITED KINGDOM
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REAL ESTATE

★★★★★

BEST ESTATE AGENCY
SINGLE OFFICE CHESHIRE

Hinchliffe Holmes

2023-2024



The **Negotiator**
Awards 2022

REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST

GOLD



BEST
ESTATE AGENT GUIDE
AWARDS 2023

WINNER
LETTINGS

AWARDED FOR
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