



**HINCHLIFFE
HOLMES**



IRON LOCK COTTAGE



GROUND FLOOR

Porch | Reception Hall | Kitchen | Dining Room | Lounge | WC
Garden Room | Study | Bedroom Five | Shower Room | Utility Room

FIRST FLOOR

Landing | Bedroom One | Bedroom Two
Bedroom Three | Bedroom Four | Bathroom

OUTSIDE

Gardens | Orchard | Parking
Garage | Workshop | Store | WC
4 Private Moorings

IRON LOCK COTTAGE

Beeston Brook | Tiverton | CW6 9NH

Situated in a most sought-after quiet picturesque location with outstanding undisturbed views across the Cheshire countryside and positioned adjacent to the popular Shropshire Union Canal, a well-presented and extended detached family home with versatile accommodation throughout. Set in approximately one acre of beautifully landscaped south-facing private gardens with excellent outside entertainment space which opens onto the orchard with mature fruit trees, driveway providing off road parking for several vehicles, detached garage with workshop and 4 private moorings (for personal use or potential income generation).

Tiverton is a quiet and picturesque hamlet situated close to the popular villages of Beeston, Tarporley, and Bunbury. Tiverton provides its own village green, church and offers convenient accessibility for local walks along the canal and a canal side cafe.

Seen from the property is the historic Grade II* listed Beeston Iron Lock which is scheduled as an ancient monument and is certainly a unique piece of national heritage.

Nearby Beeston is situated in an enviable location amidst the rolling Cheshire Plains. Beeston is most notably known for its Castle, perched on a rocky sandstone crag 107 metres above the Cheshire plains. It offers one of the most spectacular views of any

castle in England, stretching across eight counties from the Pennines in the east to the Welsh mountains in the west.

The close by village of Bunbury is a small, rural picturesque village that offers a range of local amenities with a convenience store, three public houses and a beautiful Church which dates back over 1000 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 which can be found 3 miles away.

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, 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.





















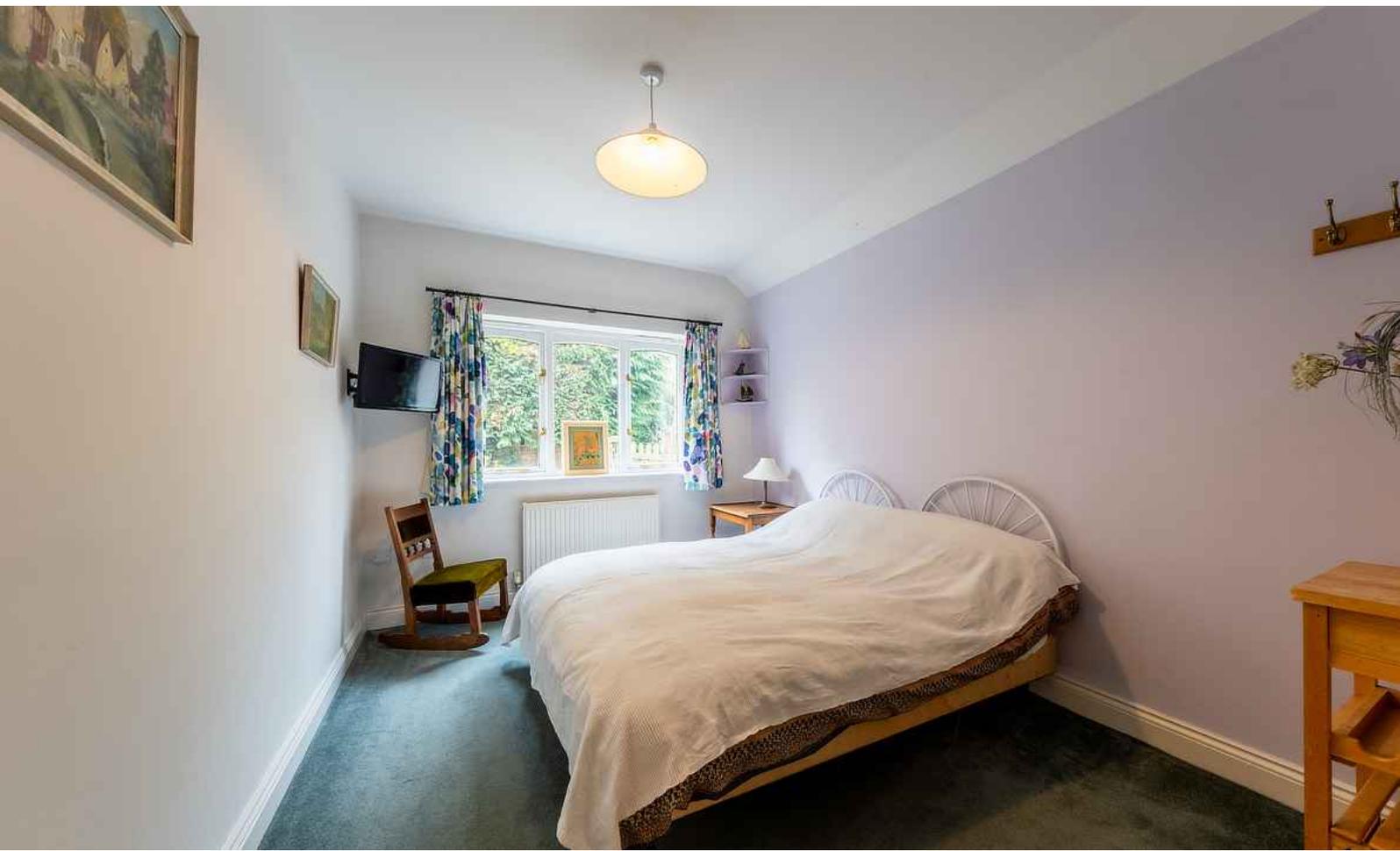




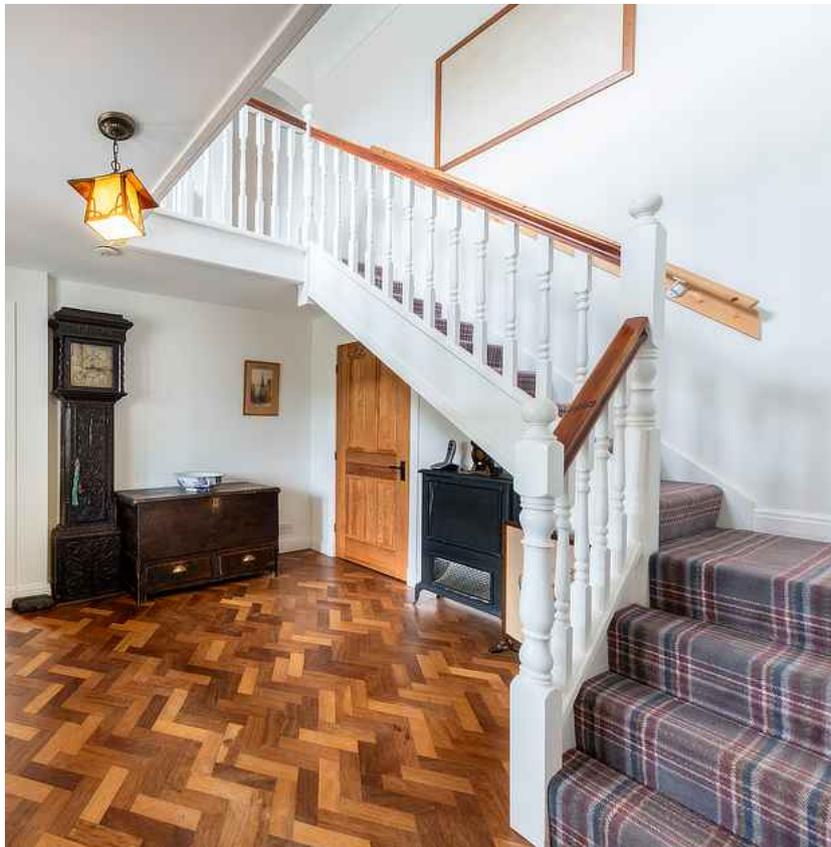








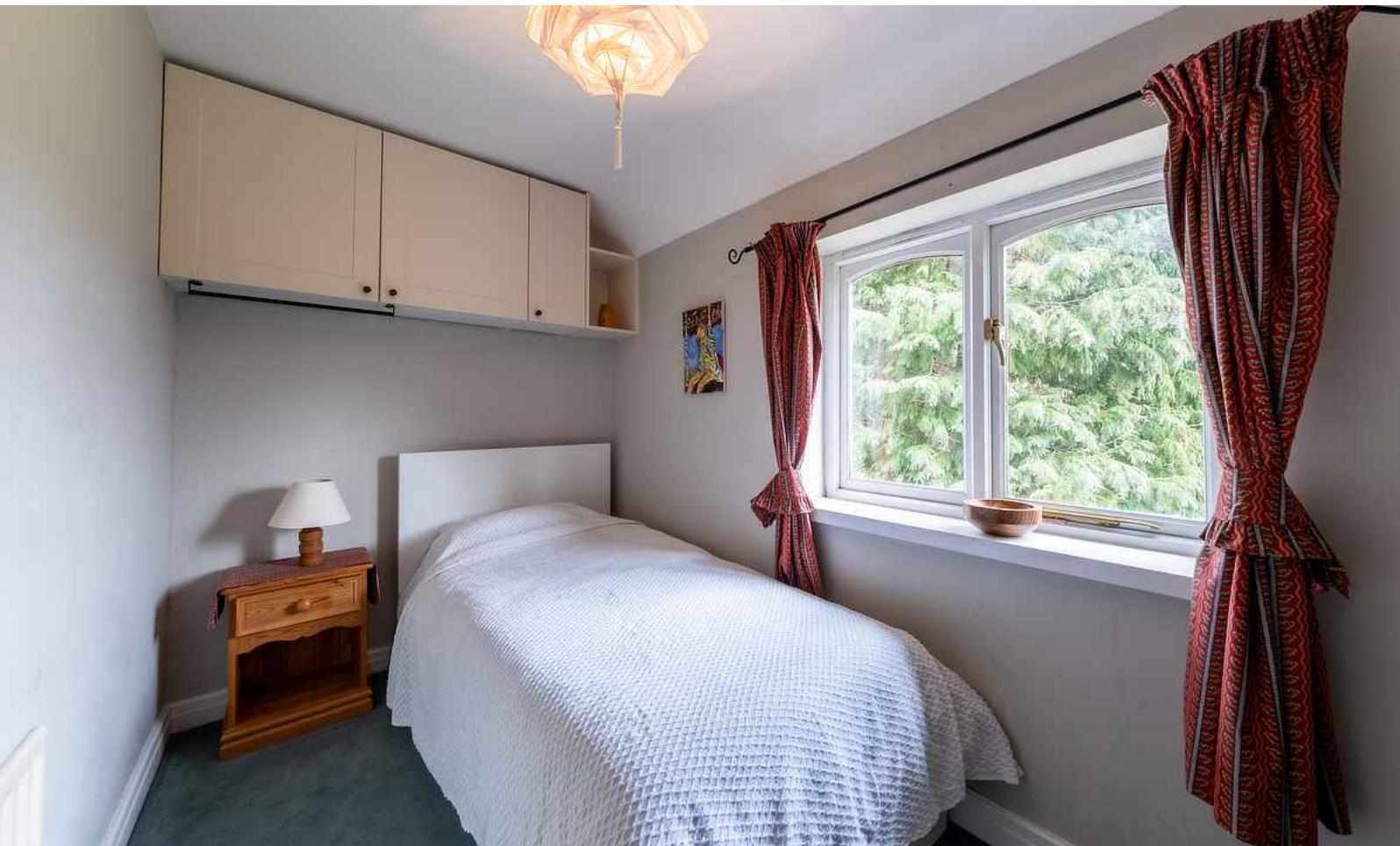








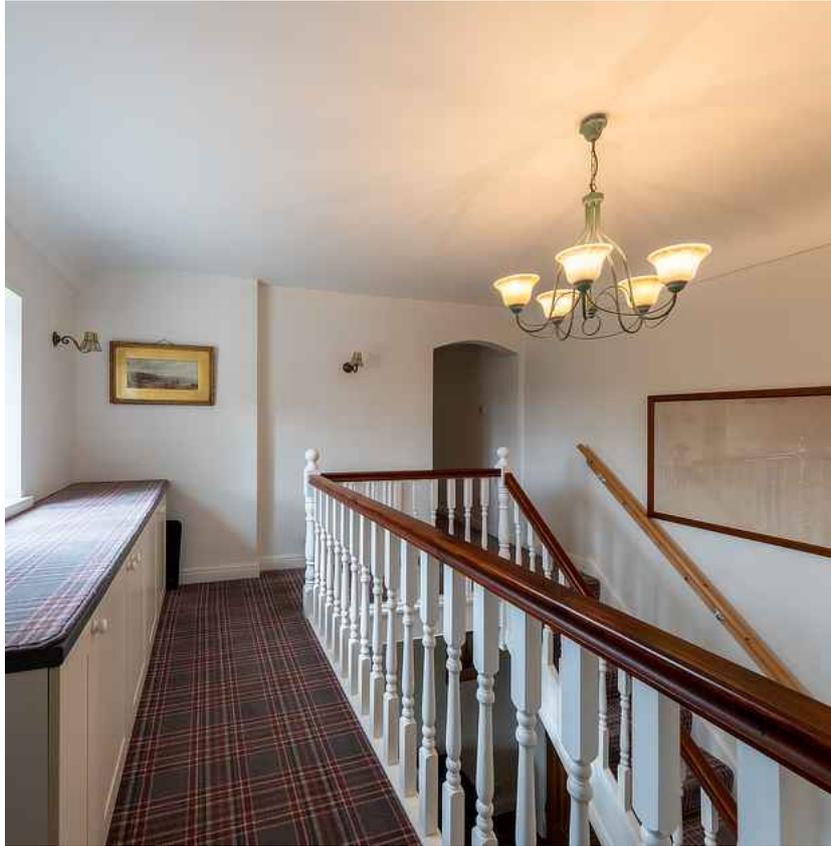














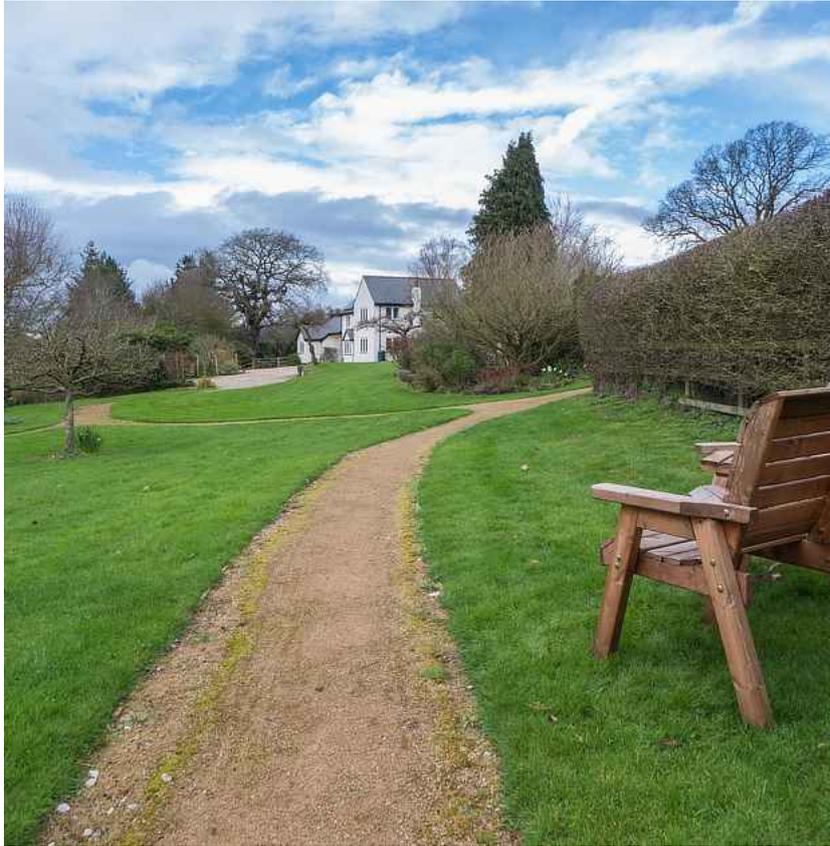










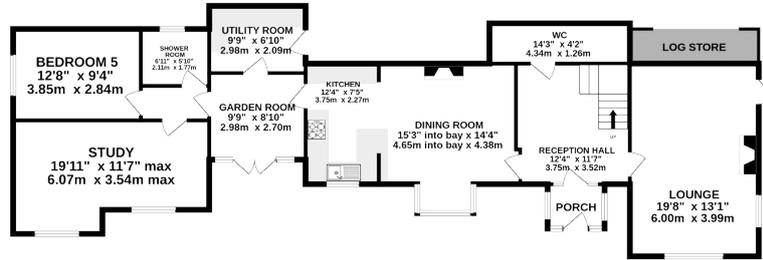




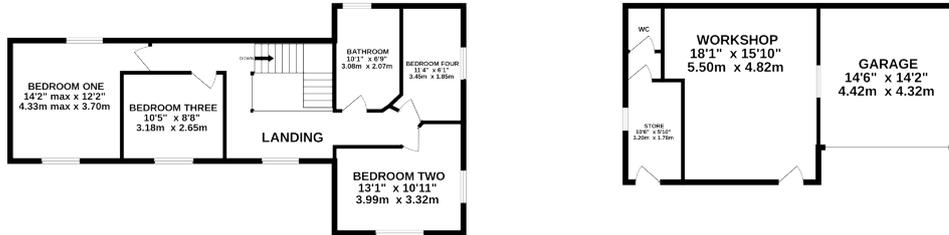




GROUND FLOOR
1297 sq.ft. (120.5 sq.m.) approx.



1ST FLOOR
709 sq.ft. (65.9 sq.m.) approx.



OUTBUILDINGS
559 sq.ft. (52.0 sq.m.) approx.

TOTAL FLOOR AREA : 2565 sq.ft. (238.3 sq.m.) approx.

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.

There are solar PV panels fitted at the property

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band G.

POSSESSION

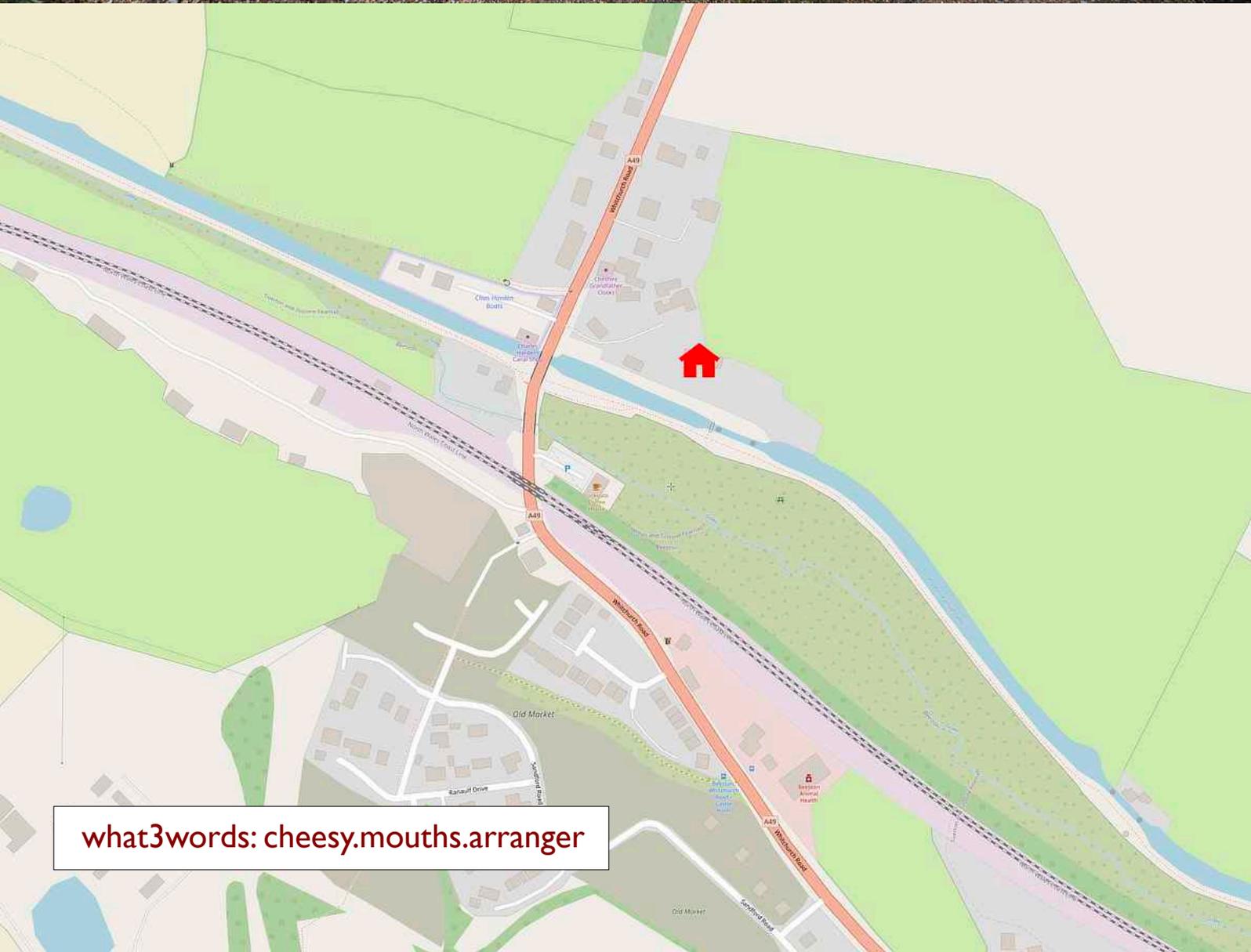
Vacant possession upon completion.

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.



what3words: cheesy.mouths.arranger



HINCHLIFFE
HOLMES

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



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★
BEST ESTATE AGENCY
CHESHIRE
Ben Hinchliffe

2022-2023



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★
BEST ESTATE AGENCY
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Hinchliffe Holmes Ltd

2022-2023



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PROPERTY AWARDS
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★★★★★
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2023-2024



The Negotiator
Awards 2022
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NORTH EAST
& NORTH WEST

GOLD



BEST
ESTATE AGENT GUIDE
AWARDS 2023
WINNER
LETTINGS

AWARDED FOR
MARKETING | SERVICE | RESULTS





**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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