



**HINCHLIFFE
HOLMES**



THE BARN



GROUND FLOOR

Entrance Hall | Bedroom One | Bedroom Two | Bathroom

FIRST FLOOR

Landing | Kitchen | Lounge-Dining Room
WC | Eaves Storage

OUTSIDE

Parking | Garage | Gardens

THE BARN

| Bell Meadow Court | Tarporley | CW6 0DT

Situated in the heart of the village with easy access to amenities, a well-presented semi-detached barn conversion with superb, well-proportioned, and updated accommodation throughout. Low-maintenance private walled courtyard garden, driveway providing off-road parking and garage.

A beautifully presented central village home with private courtyard garden and garage – Offered with No Onward Chain.

Set in the heart of the village, this exceptional property offers spacious accommodation arranged over two floors, combining elegant interiors with a private, low-maintenance garden – the ideal home for those seeking comfort, convenience, and character.

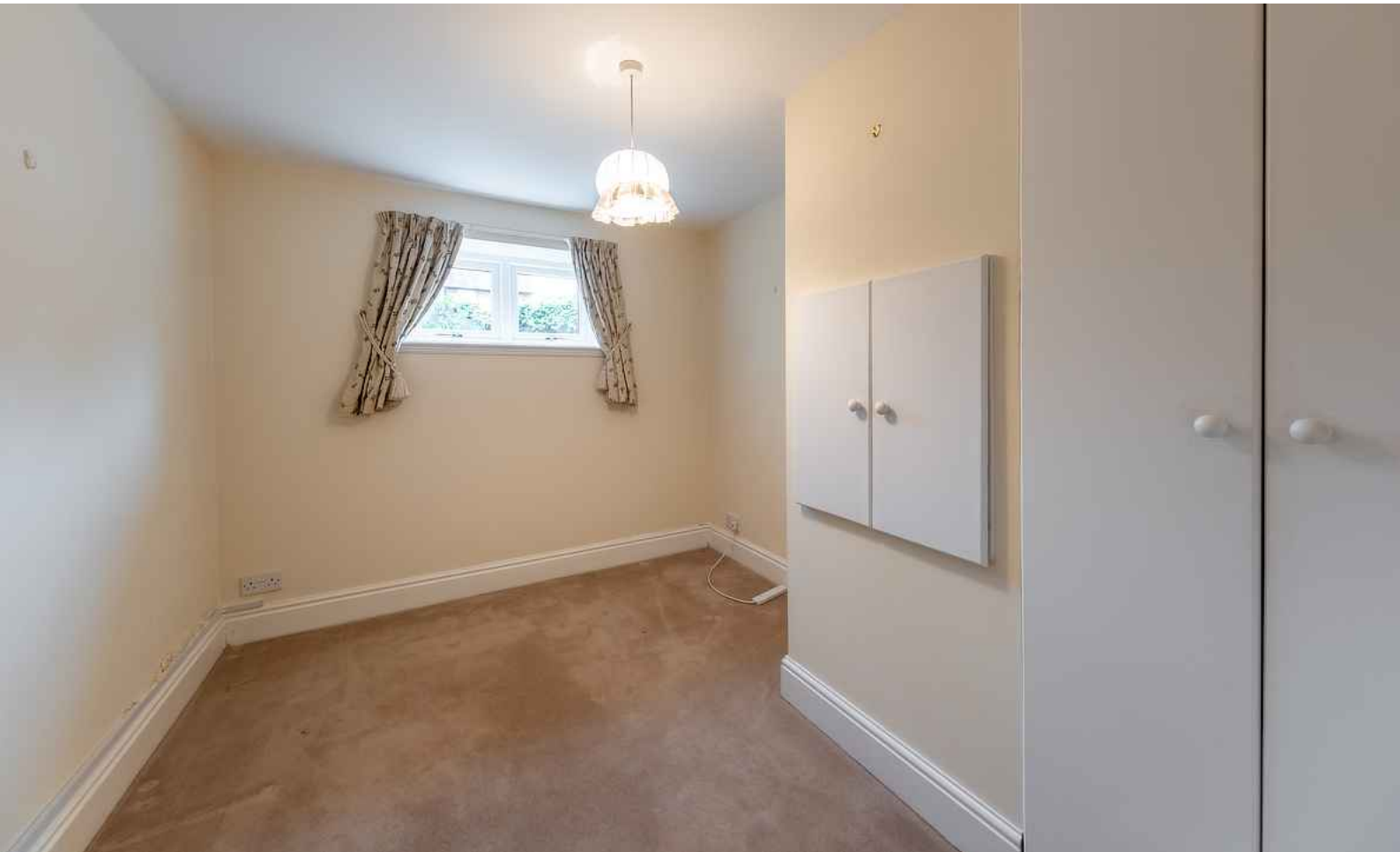
To the Ground Floor is a bright and welcoming entrance hall featuring a staircase rising to the First Floor and a useful understairs storage cupboard. The generous master bedroom has fitted wardrobes and enjoys double doors opening onto the private walled courtyard garden, creating a peaceful retreat. A well-proportioned second bedroom, also has fitted wardrobes along with a most useful dumbwaiter and provides an excellent guest or home office space. The modern family bathroom has been tastefully refitted, offering both a bath and a separate walk-in shower, designed with contemporary style and practicality in mind.

To the First Floor is the spacious lounge/dining room which is flooded

with natural light from dual-aspect windows and features bespoke fitted cabinetry and a newly installed fireplace, perfect for cosy evenings and entertaining alike. The newly refitted kitchen is superbly appointed with ample storage, quality fittings, and extensive worktop space – ideal for any home cook. A convenient cloakroom completes this impressive first-floor accommodation.

Externally is a charming walled front garden with pedestrian gate leading to the front door. A side gate provides access to the private walled courtyard garden creating a delightful, low-maintenance space ideal for outdoor dining or quiet relaxation. The property also benefits from off-road parking and a garage with an electrically operated up-and-over door.

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. There is easy access to the surrounding villages, motorway, and railway networks, which give access to the north and south of the UK.









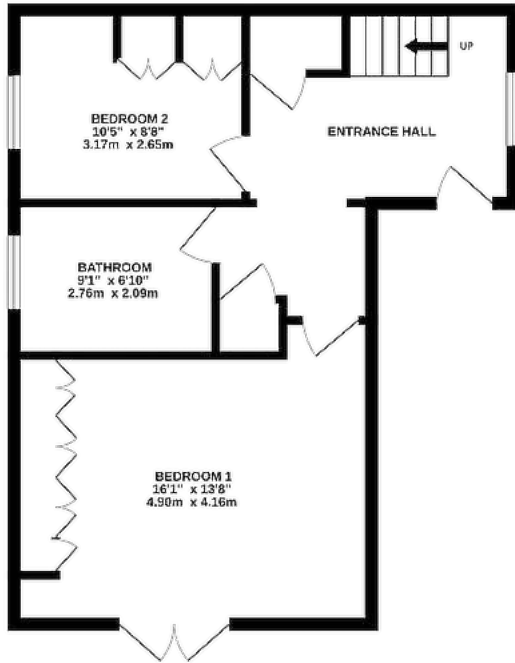






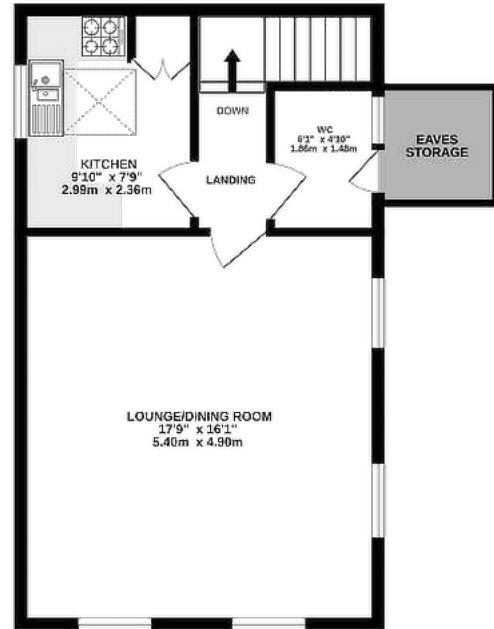


GROUND FLOOR
499 sq. ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 942 sq.ft. (87.5 sq.m.) approx.

1ST FLOOR
443 sq. ft. (41.2 sq.m.) approx.



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band E.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

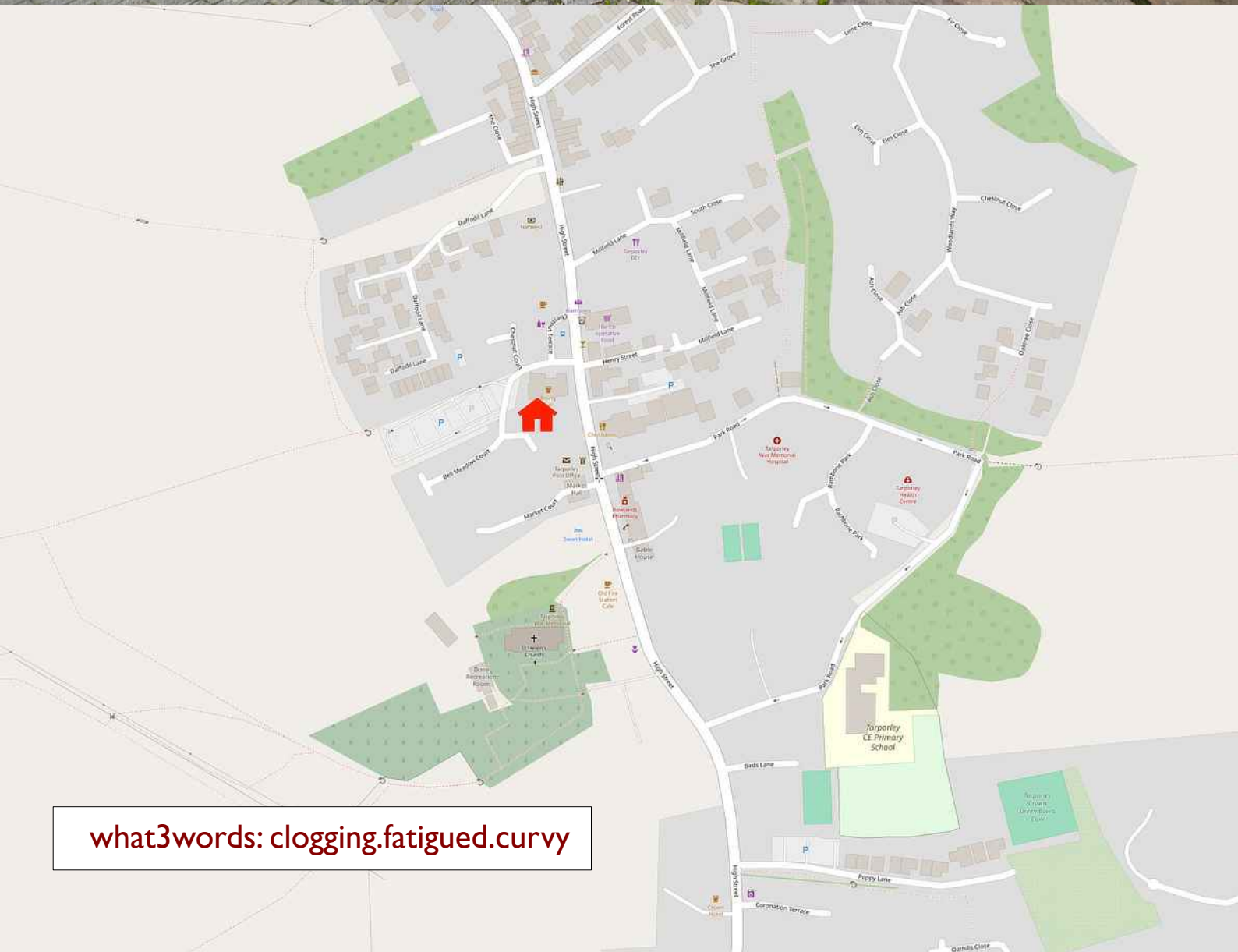
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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(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;

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what3words: clogging.fatigued.curvy



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




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P&A WOOD

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**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

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

TARPORLEY OFFICE

56B High Street, Tarporley, Cheshire, CW6 0AG

01829 730 021 - tarporley@hinchliffeholmes.co.uk

NORTHWICH OFFICE

28 High Street, Northwich, Cheshire, CW9 5BJ

01606 330 303 - northwich@hinchliffeholmes.co.uk

www.hinchliffeholmes.co.uk