



**HINCHLIFFE  
HOLMES**

**BLAKEDEN COTTAGE**





#### **GROUND FLOOR**

Kitchen | Dining Room | Lounge | Rear Hall  
Bedroom One - Study - Dressing Room - En-suite

#### **FIRST FLOOR**

Landing | Bedroom Two | Bedroom Three  
Bedroom Four | Bathroom

#### **OUTSIDE**

Parking | Outbuildings - Stores - Covered Area | Gardens

# BLAKEDEN COTTAGE

Chester Lane | Marton | CW7 2QL

Situated in a highly desirable and most convenient location, a charming and extended detached family home with scope for modernisation and flexible accommodation throughout. Set on over 0.5 acres of landscaped private gardens with unobstructed views across open farmland. The large driveway offers extensive off-road parking which leads to a range of outbuildings - ideal for multiple uses such as workshops, storage, or hobbies.

Marton is a sought-after rural area, situated mid-way between Hartford and Tarporley. Close by the sought after village of Whitegate houses its own Church and Primary School. A few minutes away is Cheshire Polo Ground, Oulton Park and the award-winning Hollies Farm Shop restaurant and shopping experience.

Nearby Hartford is one of Cheshire's most popular villages, combining rural appeal with first class accessibility and a superb range of amenities.

The village boasts a number of shops, including newsagents, pharmacy, florist, butchers and two general convenience stores - a Co- Operative and Sainsbury's. In addition, there are two very popular cafés/wine bars that also serve food throughout the day. Other facilities include the Hartford Hall Hotel, two public houses and two thriving churches. Hartford is renowned for its superb educational facilities catering for all age groups, including the highly reputable and very popular Grange School (Junior and Secondary level), Hartford Church of England High School, two excellent state junior schools, St Wilfred's Primary School, St Nicholas's Roman Catholic High School, Mid- Cheshire College of Further Education and a day nursery. With regards to leisure facilities, there are several good golf clubs nearby, a tennis/bowls club within walking distance of the property and many beautiful walks along the river Weaver, accessed from well-planned public footpaths. Hartford is well positioned to take advantage of outdoor activities in central Cheshire, including dog walking, horse riding, and rambling, with the Whitegate Way,

Marbury Country Park, Delamere Forest, and the Sandstone Trail all with easy travel distance. Several golf courses, including Hartford, Sandiway and Vale Royal are a few minute's drive 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, 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 a primary and a secondary school which has an 'Outstanding' Ofsted report.

For the wider amenities Winsford is home to a superb state of the art leisure centre and community facility including a gym, swimming pool, squash courts, cafe, bar and meeting rooms which host many fitness classes and activities for all ages. There is also a local football club, cricket club, Winsford Flash Sailing Club, and a nearby athletics club. The Winsford Flashes is very popular with walkers, anglers, and wildlife watchers alike. Winsford has a nationally recognised award-winning Neighbourhood Plan, which was voted in by residents in a referendum. There is a good selection of supermarkets including, Tesco, Morrison's, Asda, and Aldi as well as smaller convenience stores. Winsford has ten primary and four secondary schools to choose from along with two sixth-form colleges. It also has several children's day nurseries. Winsford has excellent transport links including its own train station on the Liverpool to Birmingham main line and a very good bus network. The M6 motorway at junction 18 at Middlewich is the nearest motorway link, with the A54 connecting the town to it. The nearest airports are Liverpool John Lennon Airport and Manchester Airport.

































































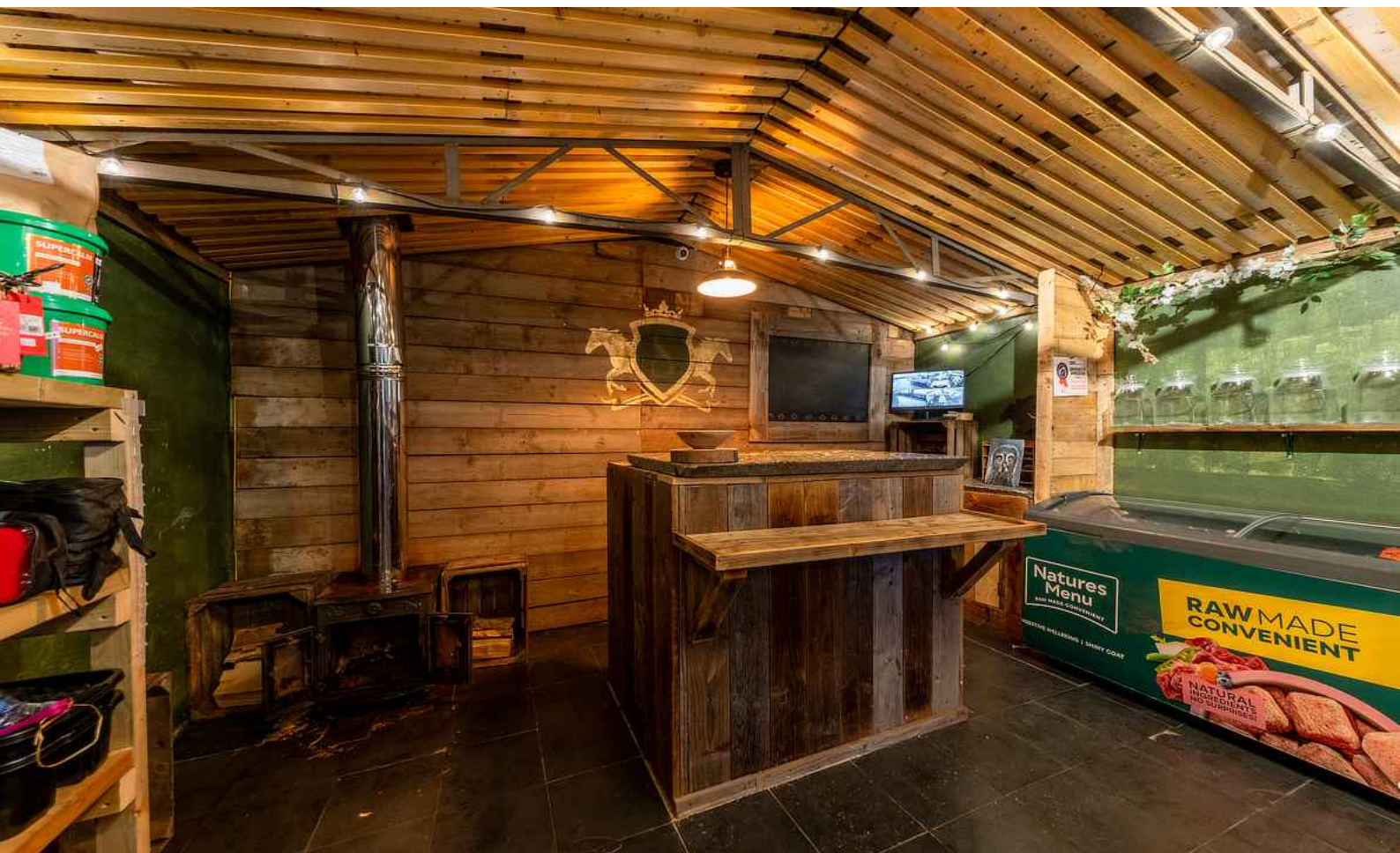








































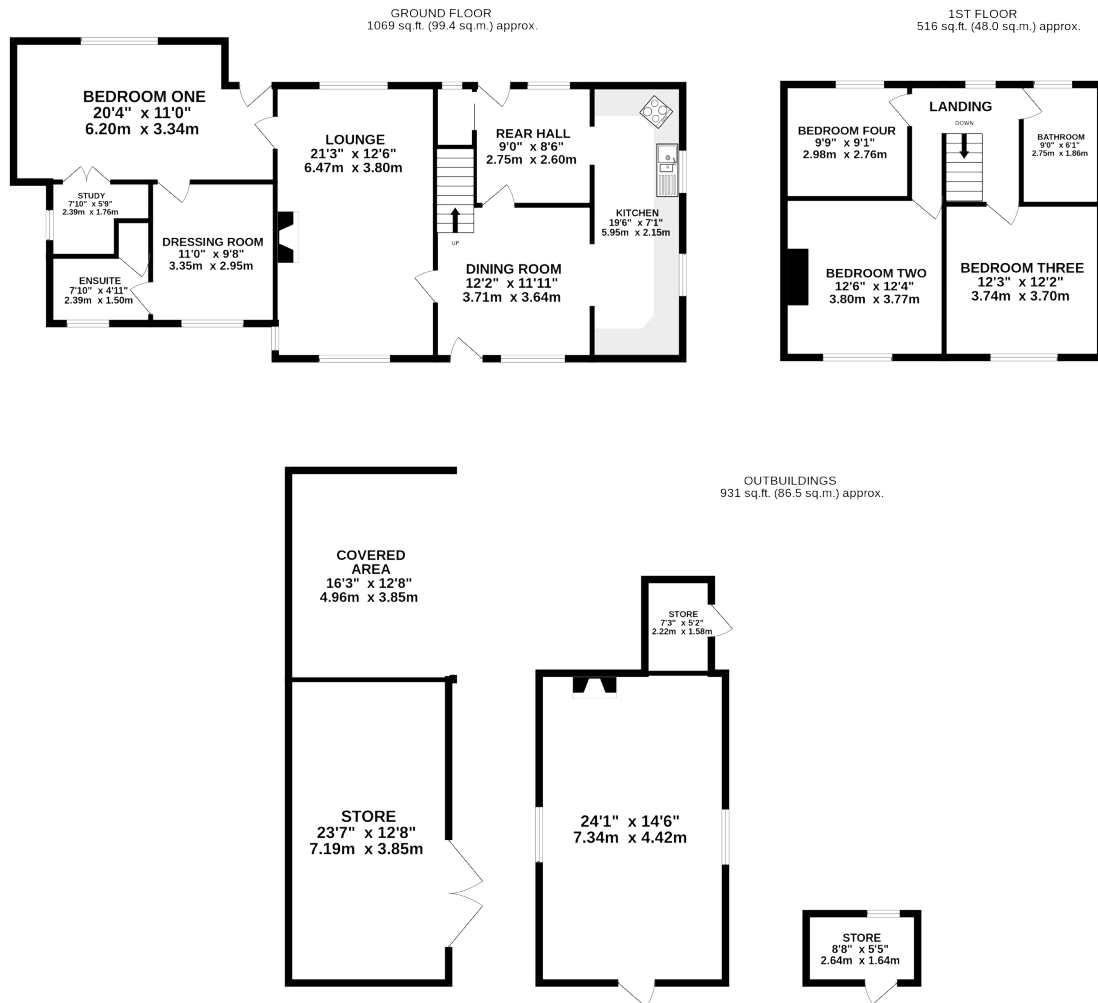












**TOTAL FLOOR AREA :** 2517 sq.ft. (233.8 sq.m.) approx.  
**TENURE**  
 Freehold. Subject to verification by Vendor's Solicitor.

#### SERVICES (NOT TESTED)

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

#### LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band E.

#### 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:

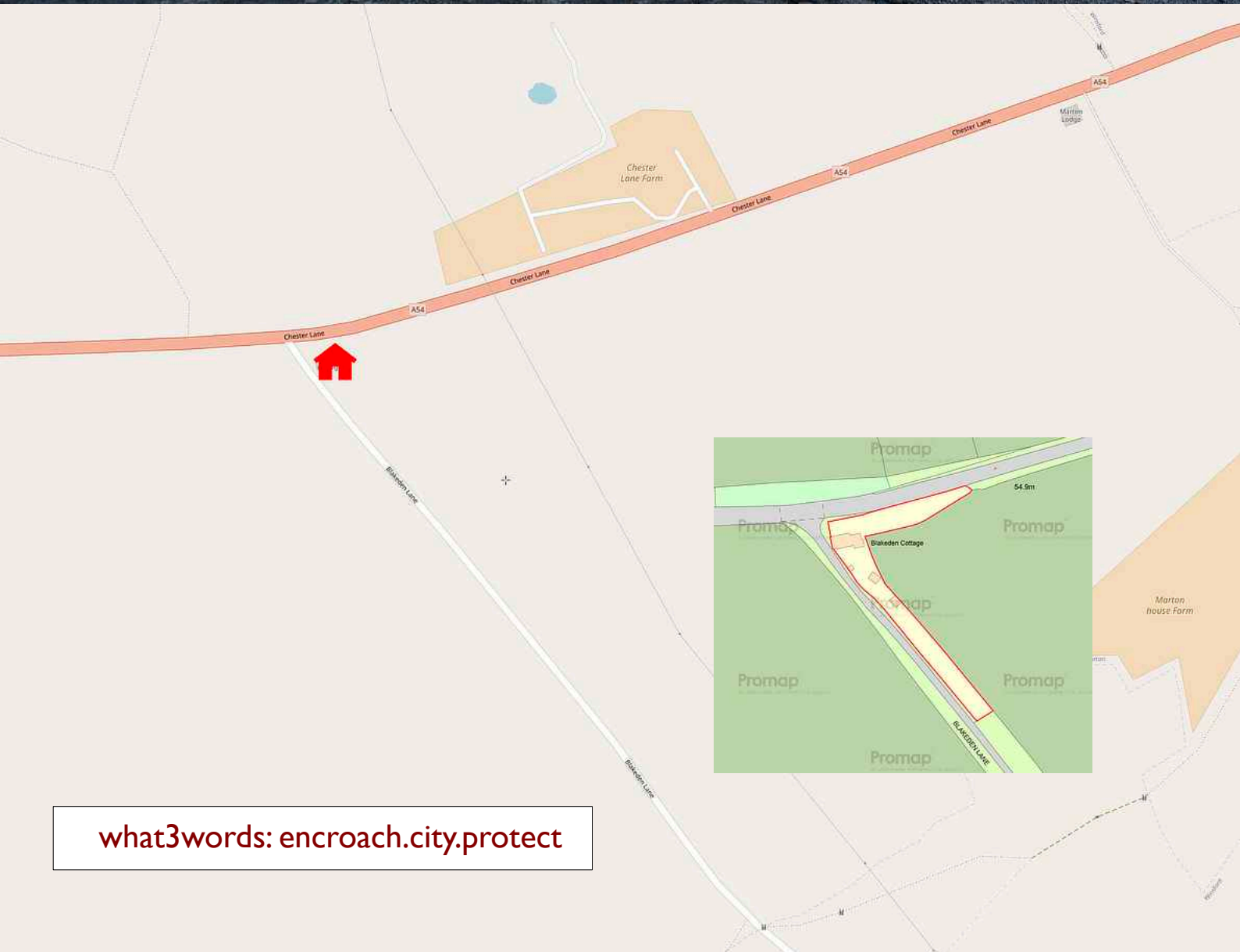
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(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: encroach.city.protect





**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  
Hincliffe Holmes

2021-2022




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★★★★★  
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CHESHIRE  
Ben Hincliffe

2022-2023



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2022-2023



UNITED KINGDOM  
**PROPERTY AWARDS**  
REAL ESTATE

★★★★★  
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CHESHIRE  
Hincliffe Holmes

2023-2024



**TheNegotiator**  
*Awards 2022*  
REGIONAL AGENCY  
OF THE YEAR  
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**

**TARPORLEY OFFICE**

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