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**HINCHLIFFE**

ESTABLISHED 1827



**THE BYRE**



# THE BYRE

Rectory Farm | Chester Road | Delamere | CW8 2HS

Situated in a sought-after elevated picturesque location with stunning undisturbed views across open farmland, an outstanding, extended, and fully updated barn conversion finished to exacting standards in excess of 3,900 sq.ft. of fantastic living accommodation and exceptional specifications throughout.

Approached via a tree-lined driveway leading to the electric gated entrance that opens onto the driveway providing off road parking for several vehicles and beautifully landscaped south-west facing private gardens with great entertainment space.

Delamere is a picturesque village approximately 10 miles east of Chester and provides a local shop, public house, parish Church and a well-renowned primary school.

Close by is Delamere Forest which provides a wonderful area for country walks and natural beauty. The woodland, which is managed by the Forestry Commission, covers an area of 972 hectares making it the largest area of woodland in the county. The forest also affords the cyclist a range of

activities from quiet family rides to more adventurous mountain biking trails.

There are further and more extensive facilities offered in nearby Kelsall, Tarvin, Tarporley, Northwich, and Chester.

Primary and secondary schooling is well provided for locally notably Delamere Academy, Helsby, Tarporley, Weaverham (Secondary) and The Grange at Hartford. Chester provides, Queens, Kings and Abbeygate.

There are excellent railway links in the locality with Delamere Station being on the Chester to Manchester line.

Further railway connections being found in nearby Runcorn, Chester, and Crewe, all providing sub two-hour inter-city services to London, Euston.

For those seeking access to the roads the M56, M53, M6, A49, A556, A51, and A41 are all within close travelling distance thereby making daily commutes to Chester, Liverpool, Manchester, the Wirral, and North Wales practical.

Manchester and Liverpool International Airports are found within 40 minutes commute.

## GROUND FLOOR

Entrance Hall | Hallway | Breakfast Kitchen | Family Room  
Garden Room | Dining Room | Cinema Room  
Utility Room | Boiler Room | WC

## FIRST FLOOR

Landing | Bedroom One - En-suite - Walk-in-Wardrobe  
Bedroom Two - En-suite | Bedroom Three - En-suite  
Bedroom Four - En-suite

## OUTSIDE

Parking | Gardens







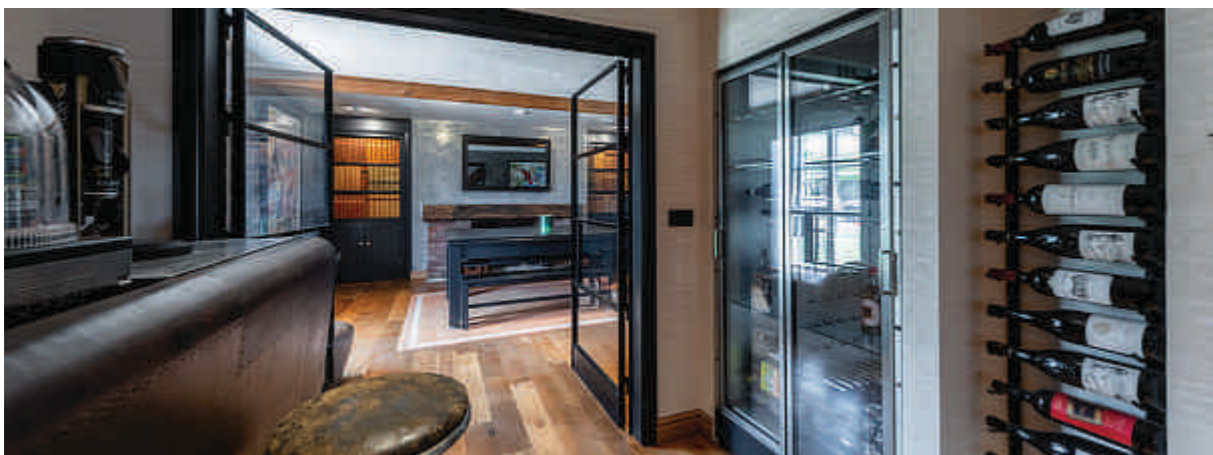




































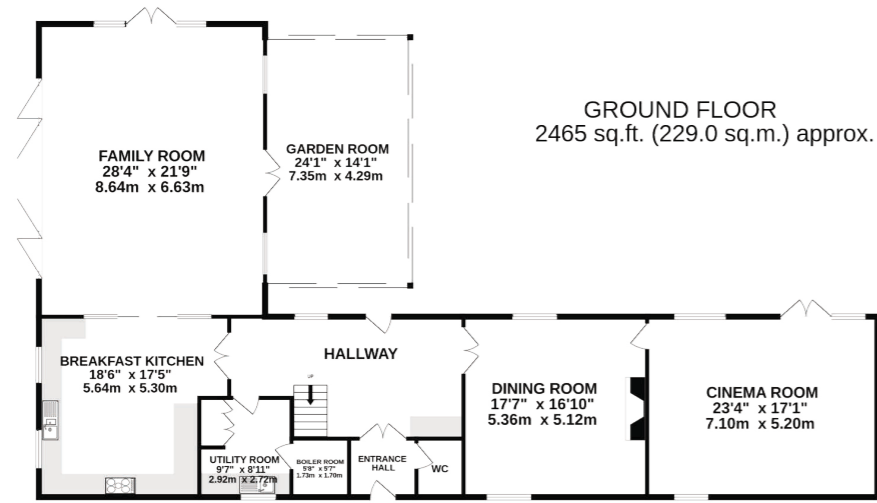




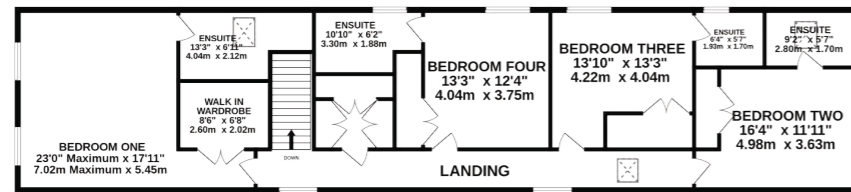




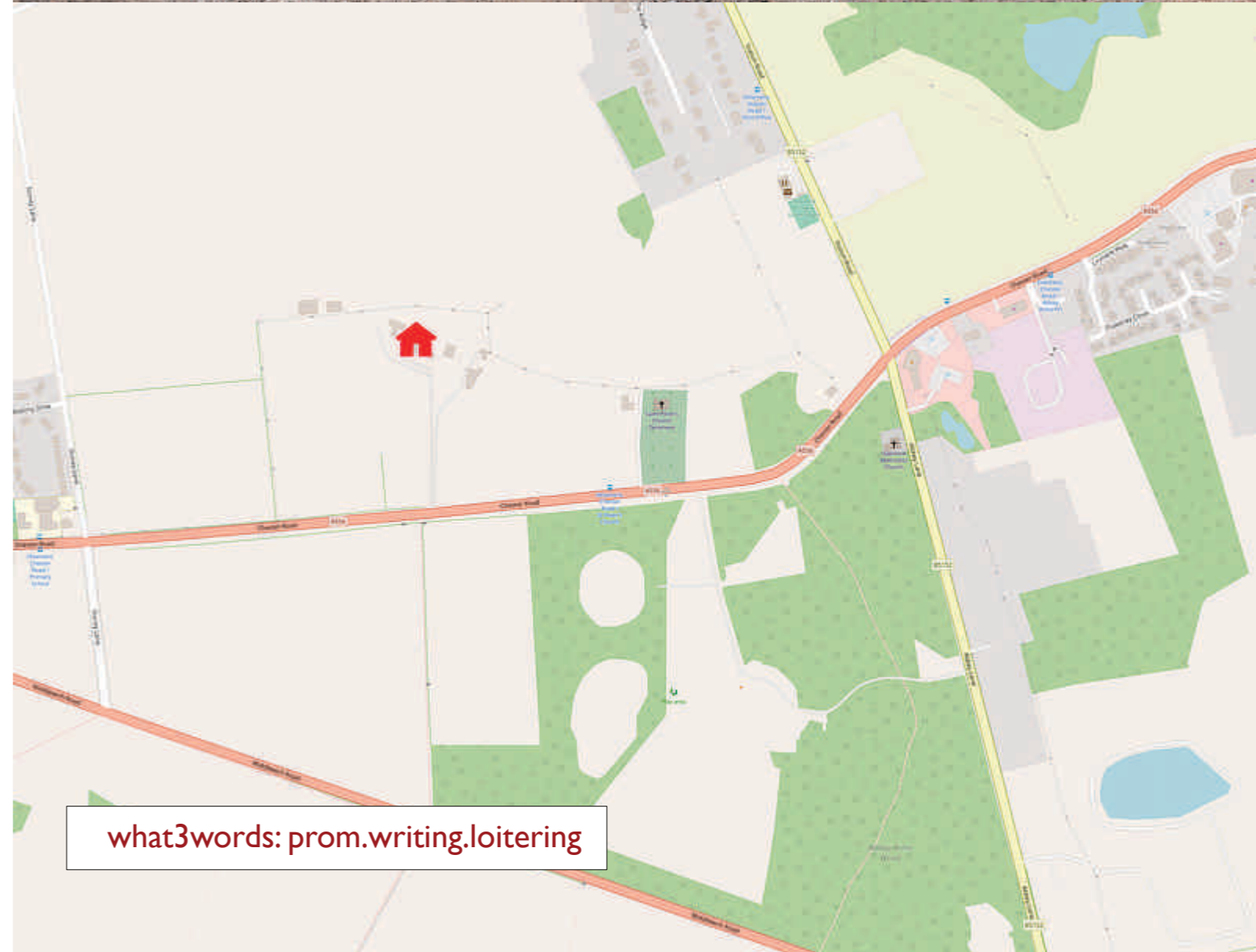




**1ST FLOOR**  
1507 sq.ft. (140.0 sq.m.) approx.



**TOTAL FLOOR AREA : 3972 sq.ft. (369.0 sq.m.) approx.**



what3words: prom.writing.loitering

**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 is a Management Charge of £500 per annum.

**LOCAL AUTHORITY**

Cheshire West And Chester Council.

**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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