



HINCHLIFFE
HOLMES



LABURNUM COTTAGE



GROUND FLOOR

Porch | Entrance Hall | Dining Kitchen | Family Room
Lounge | Study | Utility Room | WC

FIRST FLOOR

Landing | Bedroom One | Bedroom Two
Bedroom Three | Bathroom

OUTSIDE

Parking | Stores | Gardens

LABURNUM COTTAGE

Quarry Lane | Manley | WA6 9HT

Situated in a sought-after quiet picturesque location and set in an elevated position with outstanding undisturbed views across the Cheshire countryside, a beautifully presented and extended semi-detached sandstone cottage with superb flexible accommodation and many charming character features throughout. South-west facing private landscaped gardens and driveway providing off road parking for several vehicles.

The property is located within the village of Manley, widely regarded as one of the most sought-after rural villages in this part of Cheshire. It is situated in a rural yet accessible area, with local services just a few miles away in the market town of Frodsham.

There are independent and national retailers, artisan cafes, restaurants and bars, a historic street market each Thursday and an artisan market held monthly.

More comprehensive services are available in the City of Chester which is

approximately 8 miles away. Manley village, Alvanley and Ashton Hayes primary schools are all within easy reach. State secondary education is available at Helsby High School with private schools at Kings, Queens and Abbeygate schools in Chester and The Grange at Hartford.

On the recreational front there are golf courses at Helsby, Delamere, Sandiway and Tarporley, motor racing at Oulton Park, polo at Little Budworth and horse racing at Chester, Haydock and Aintree.

The area enjoys excellent road communications being around four miles from Junction 14 of the M56 motorway allowing for ease of access to the M6 and national motorway network permitting daily travel to Chester, Warrington, Manchester and Liverpool. Liverpool and Manchester international airports are within 30 minute's drive and there are good rail links to London with a two hour inter-city service to Euston from local stations.

































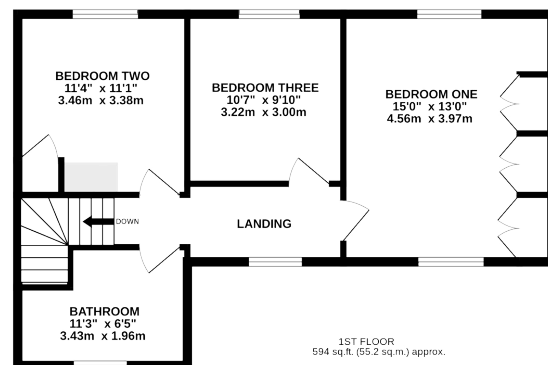
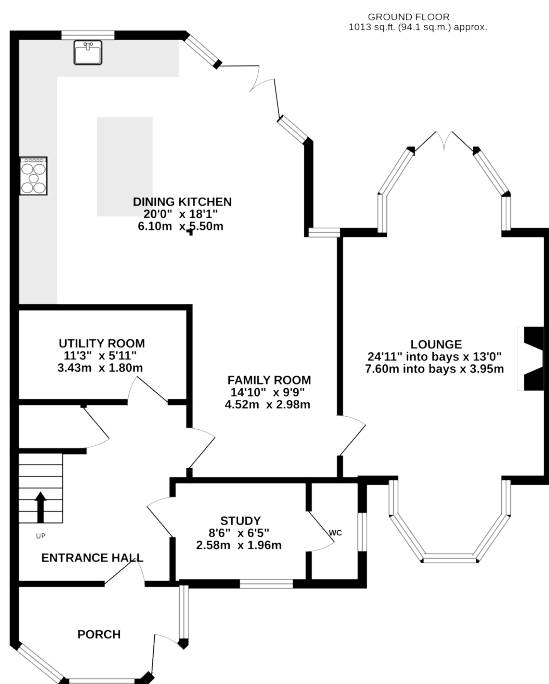












OUTBUILDINGS
166 sq.ft. (15.4 sq.m.) approx.

TOTAL FLOOR AREA : 1773 sq.ft. (164.7 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: usages.expanded.novels



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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MOTOR CARS
AUTHORISED DEALER
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CHESHIRE
Ben Hincliffe

2022-2023



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2023-2024



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HINCHLIFFE
HOLMES

INDEPENDENT ESTATE AGENTS

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

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