



HINCHLIFFE
HOLMES

RACECOURSE FARM



BASEMENT

Lower Hallway | Cinema Room | Playroom | Sitting Area | Bar | Gym | Sauna |
Shower Room | Utility - Pantry | Boiler Room

GROUND FLOOR

Entrance Hall | Breakfast Dining Kitchen | Living Room
Lounge | Utility Room | Swimming Pool

FIRST FLOOR

Landing | Bedroom One - En-suite - Balcony - Dressing Room
Bedroom Two - En-suite - Balcony | Bedroom Three
Bedroom Four | Bathroom
Home Office | Bedroom Five - En-suite

OUTSIDE

Parking | Open Store | Stable | Stable - Store | Stable
Triple Garage - Pellet Store | Gardens

RACECOURSE FARM

Racecourse Lane | Cotebrook | CW6 9EF

Situated in a sought-after quiet picturesque location with undisturbed views across open farmland, an outstanding and extended Georgian-style detached family residence with over 6,000 sq.ft. of exceptional flexible accommodation across three floors, including a self-contained apartment, and high specification throughout.

The property is set in approximately 1.4 acres of beautifully landscaped south-west facing private gardens with great entertainment space. The electric gated entrance opens onto the sweeping driveway providing extensive parking and leads to the integral triple garage and large barn with stables and garden store.

Cotebrook is a quiet hamlet position just outside of Eaton and has two public houses, Shire Horse attraction centre and a petrol station with store.

Nearby is the popular village of Little Budworth that houses two public houses, church, and its own

picturesque country park ideal for both walkers and horse riders. Close by there is the well renowned Hollies Farm Shop which provides local produce, Oulton Park, and Cheshire Polo Club.

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





























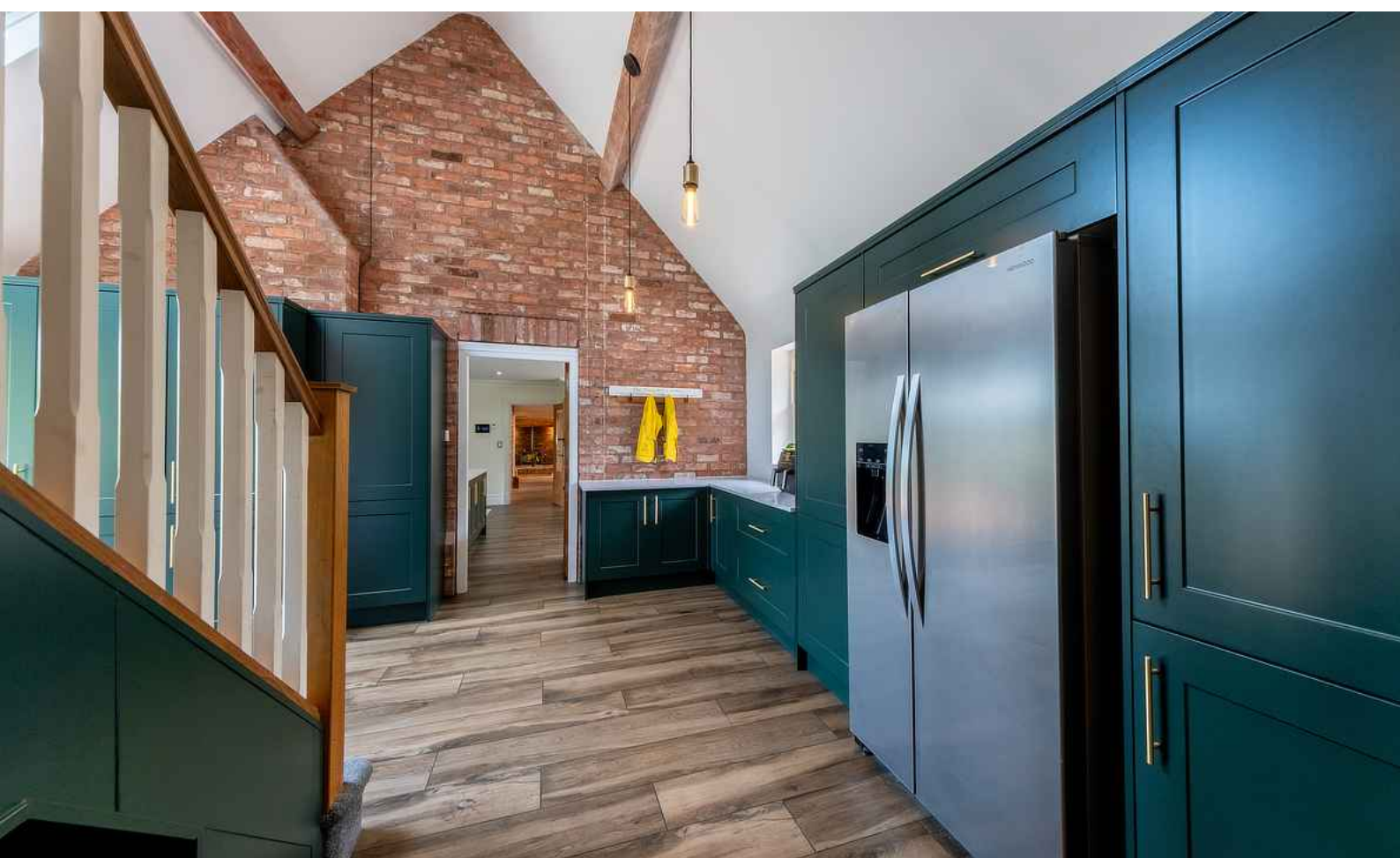








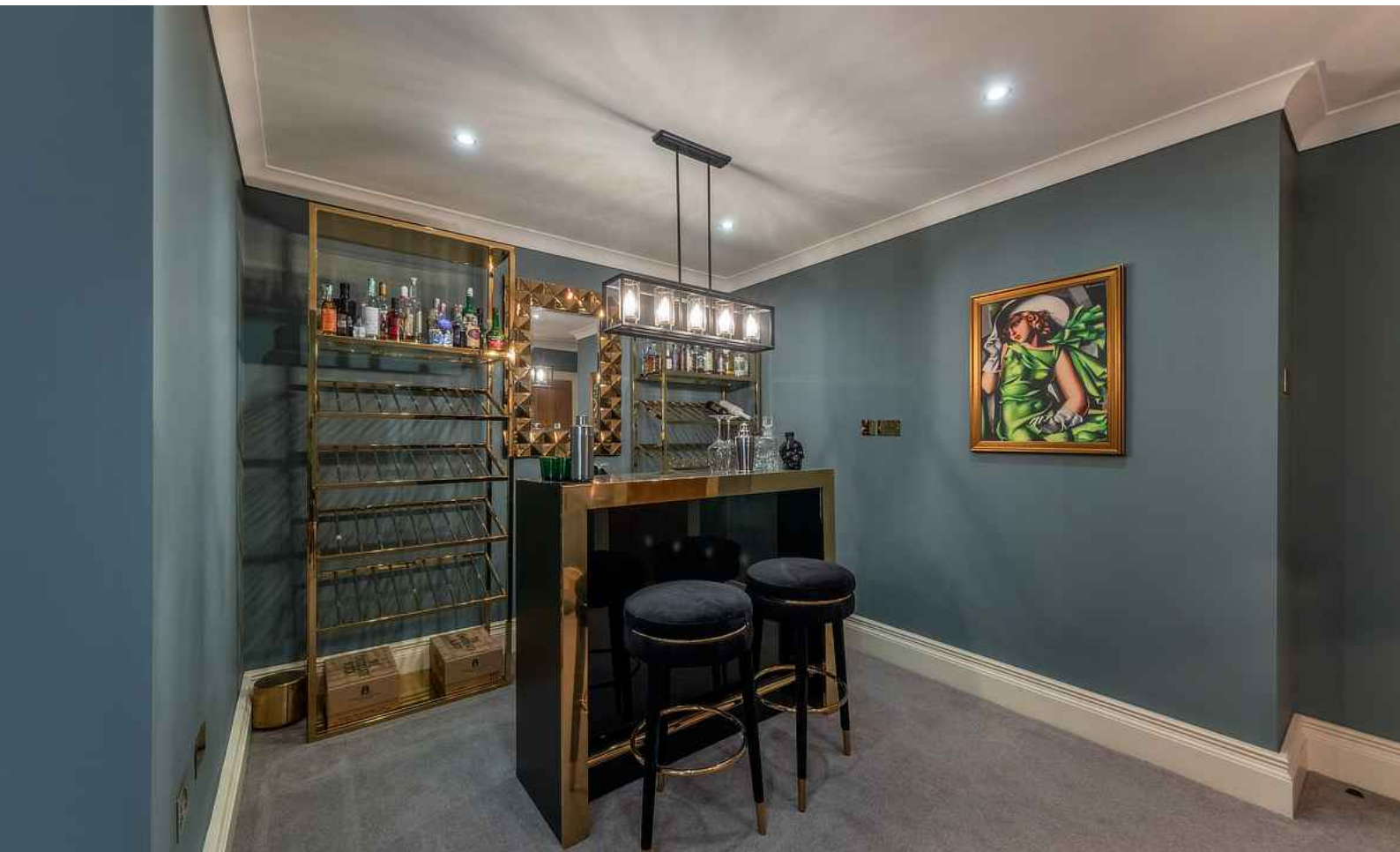




























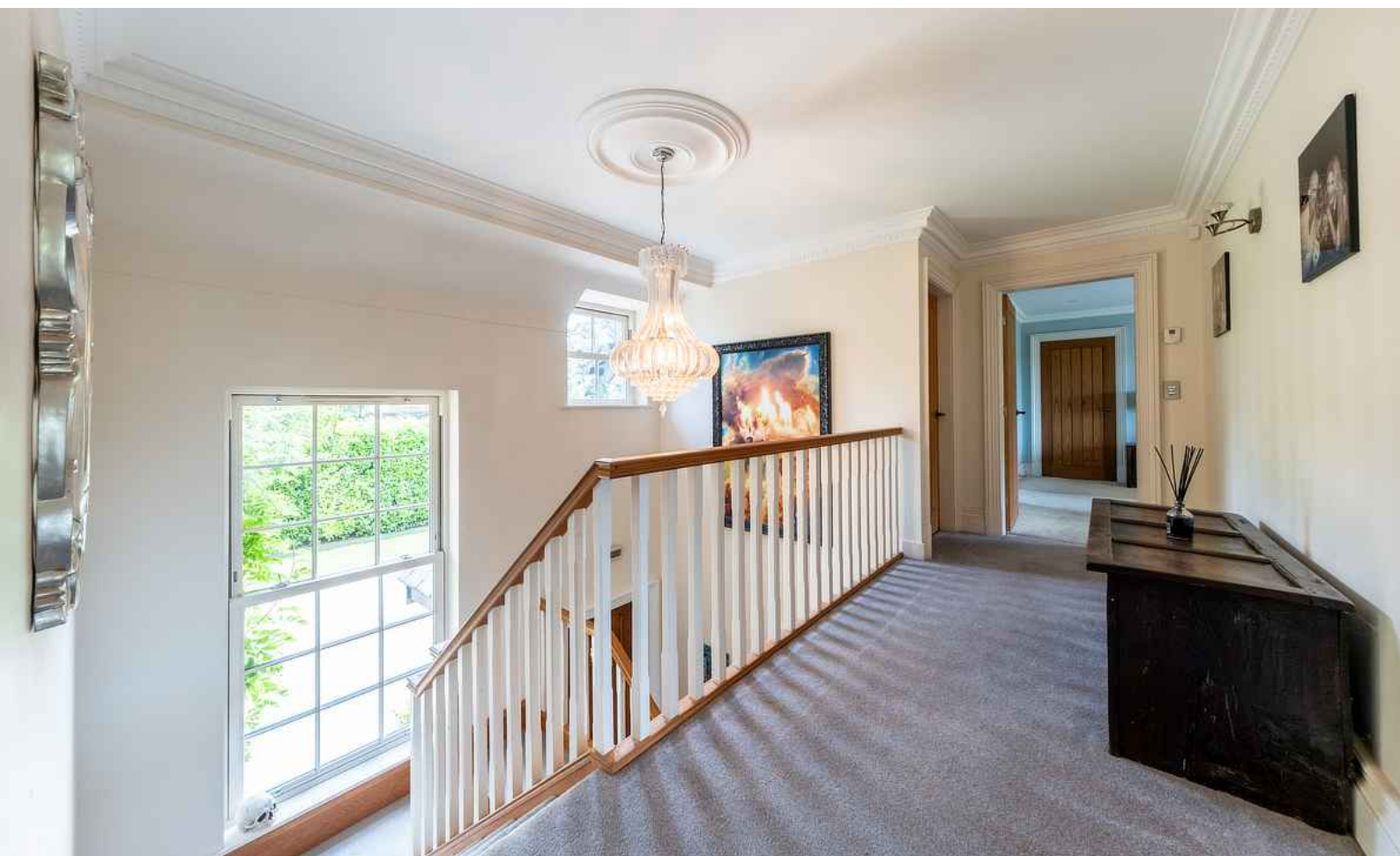






























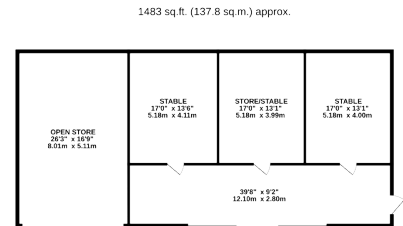
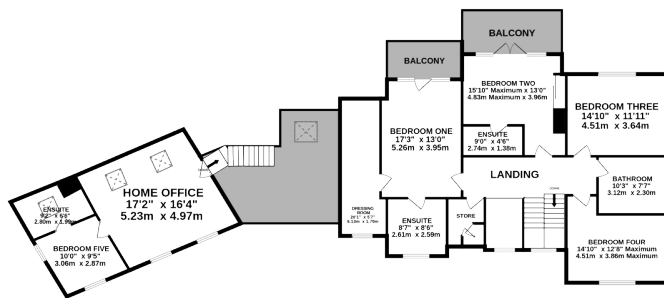
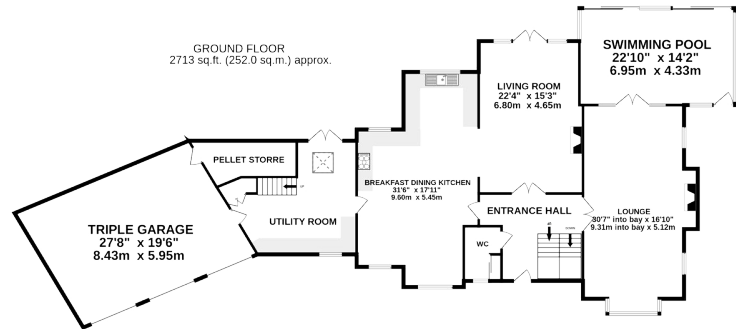
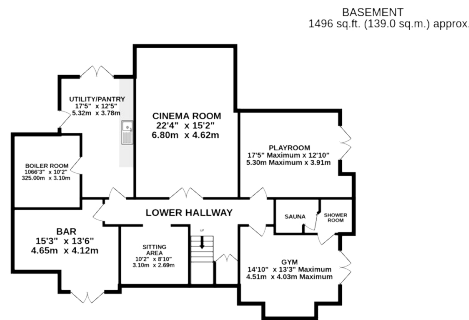












TOTAL FLOOR AREA : 6039 sq.ft. (561.0 sq.m.) approx.

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, bio-mass central heating and drainage are connected.

Please note:- There are solar panels installed 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.

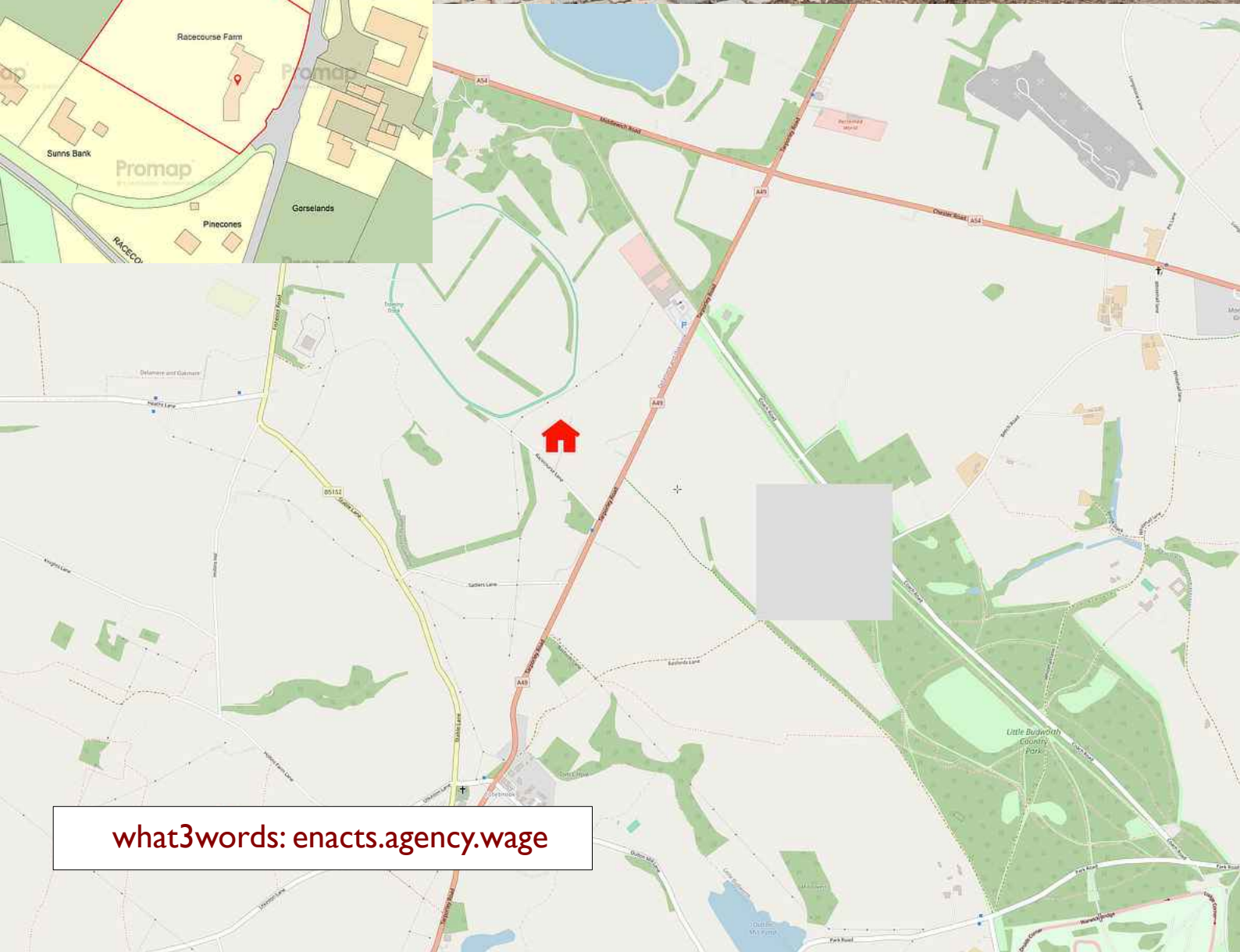
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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(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;

(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: enacts.agency.wage



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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P&A WOOD

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2023-2024



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NORTH EAST
& NORTH WEST

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AWARDED FOR
MARKETING | SERVICE | RESULTS





**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

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

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