



**HINCHLIFFE  
HOLMES**



**THE COTTON HOUSE**



#### **GROUND FLOOR**

Entrance Hall | Breakfast Dining Kitchen | Family Room | Sitting Room  
Utility Room | WC | Rear Hall | Bedroom Two - En-suite

#### **FIRST FLOOR**

Landing | Bedroom One - En-suite - Mezzanine | Bedroom Three  
Bedroom Four | Bedroom Five | Bathroom | Store

#### **OUTSIDE**

Parking | Detached Garage | Gardens

# THE COTTON HOUSE

Moss Farm Barns | Ryecroft Lane | Stapleford | CW6 0ET

Situated in a sought-after, quiet, picturesque location and forming part of a luxury development, an immaculately presented and upgraded barn conversion with outstanding flexible accommodation, high specification, and character features throughout. Beautifully landscaped south-west facing private gardens with great entertainment space, driveway providing off road parking for several vehicles along with its own separate private access and detached garage.

The property adjoins open countryside in the rural hamlet of Stapleford just beyond Tarvin and Tarporley villages and some 4 miles to the Southeast of Chester. The property is approached through the country lanes and is surrounded by open fields with commanding views towards Beeston and Peckforton Castles.

Tarvin is an increasingly popular village and boasts an excellent range of day-to-day amenities including Co-op store, two churches, newsagents, three public houses/restaurants and individual retail outlets. There is also within the village a doctors' surgery and good Ofsted primary school.

For further amenities 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, butcher, 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.

Whilst occupying a rural setting away from busy main roads, the property benefits from excellent road communications being just a short drive to the A51, A41 and Chester southerly by-pass which connects with the A55 serving North Wales and the M53 and M56 motorways accessing Liverpool and Manchester. The Chester Business Park, Deeside Industrial Park and Wrexham Industrial Estate are all very accessible whilst Liverpool, Manchester and all areas of commerce throughout the Northwest are within daily commuting distance. Liverpool and Manchester International Airports are both within 30 minutes travelling time and there is a 2-hour rail service to London from Chester via Crewe Station.















































































































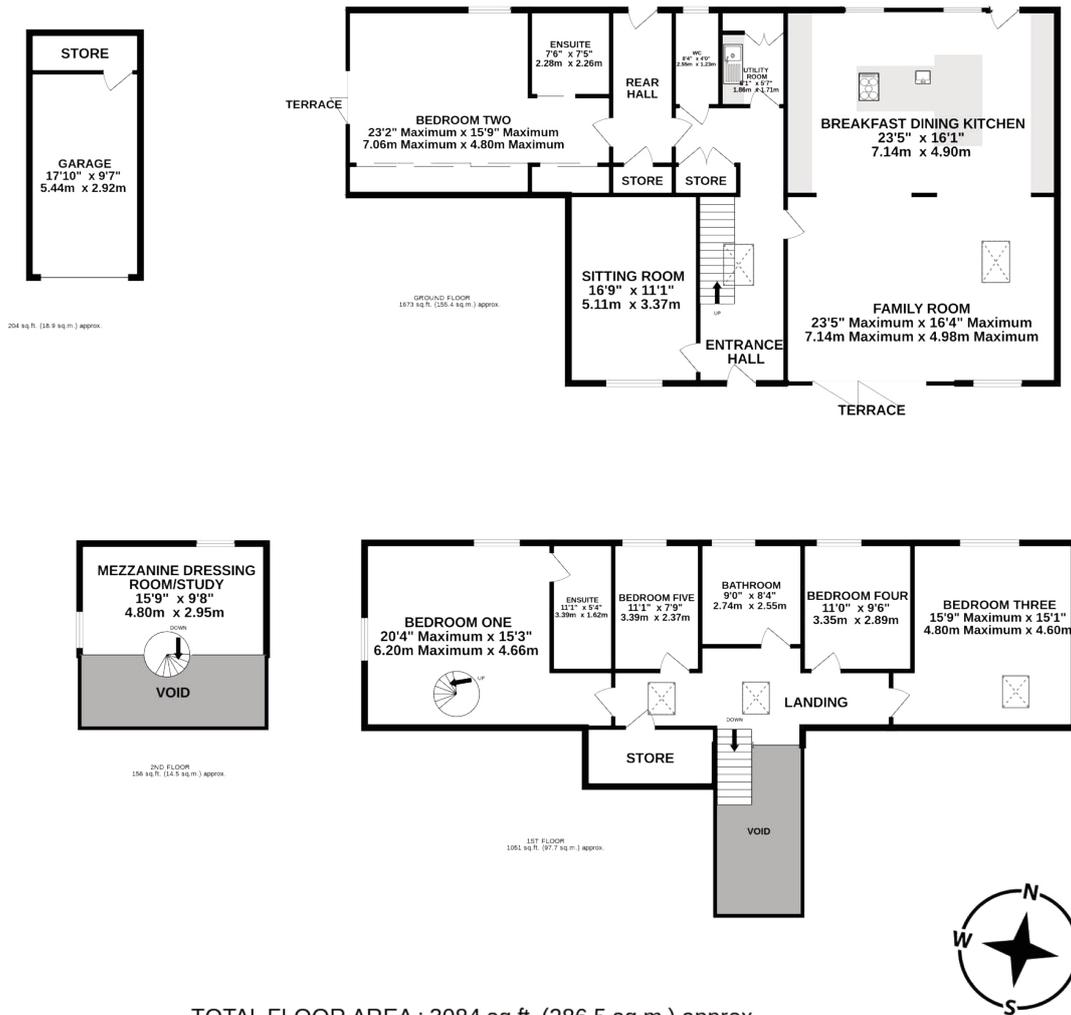












**TENURE**

Freehold. Subject to verification by Vendor's Solicitor.

**SERVICES (NOT TESTED)**

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

There is an EV charge point.

Please note:- There is a Management Charge of approximately £70 per calendar month. Verification by Vendors solicitor.

**LOCAL AUTHORITY**

Cheshire West And Chester.

**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: shorthand.slogged.cooked



**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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**PROPERTY AWARDS**  
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MOTOR CARS  
AUTHORISED DEALER  
P&A WOOD

★★★★★  
BEST ESTATE AGENCY  
CHESHIRE  
Ben Hinchliffe

2022-2023



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★★★★★  
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2022-2023



UNITED KINGDOM  
**PROPERTY AWARDS**  
REAL ESTATE

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CHESHIRE  
Hinchliffe Holmes

2023-2024



**The Negotiator**  
*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**

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