



HINCHLIFFE
HOLMES



ORCHARD COTTAGE



GROUND FLOOR

Entrance Hall | Kitchen | Lounge - Dining Room | Shower Room

Bedroom One | Bedroom Two | Bedroom Three

OUTSIDE

Parking | Double Garage | Gardens

ORCHARD COTTAGE

Swanlow Lane | Darnhall | CW7 4BP

Situated in a popular quiet location within close proximity to amenities, a well-presented detached bungalow with scope for modernisation, extension, and character features throughout. Beautifully landscaped private gardens, driveway providing off-road parking for several vehicles leading to the double garage.

Darnhall is located close to Wettenhall which is a tranquil semi village that stands in a central location between the striking Georgian architecture of Tarporley village and the historic market town of Nantwich.

Wettenhall has its own public house, church, and equestrian centre.

For those with educational requirements, Calveley Primary School is found within two miles, and the highly regarded Tarporley High School is just four miles away. A further diverse selection of primary and secondary schools in both state and private sectors such as the renowned Grange Primary School and Secondary School in Hartford which are approximately 25 minute's drive away.

The nearby town of 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.

Further to this, 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.

















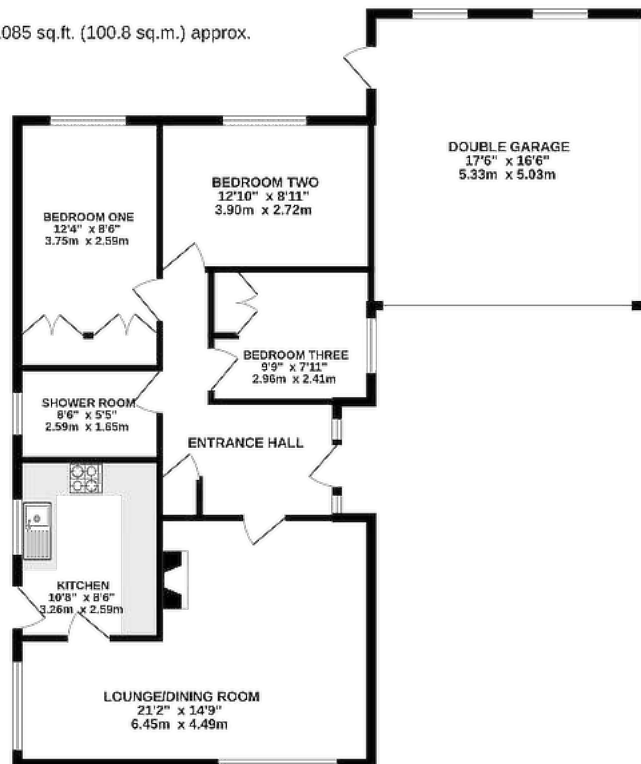








1085 sq.ft. (100.8 sq.m.) approx.



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band D.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

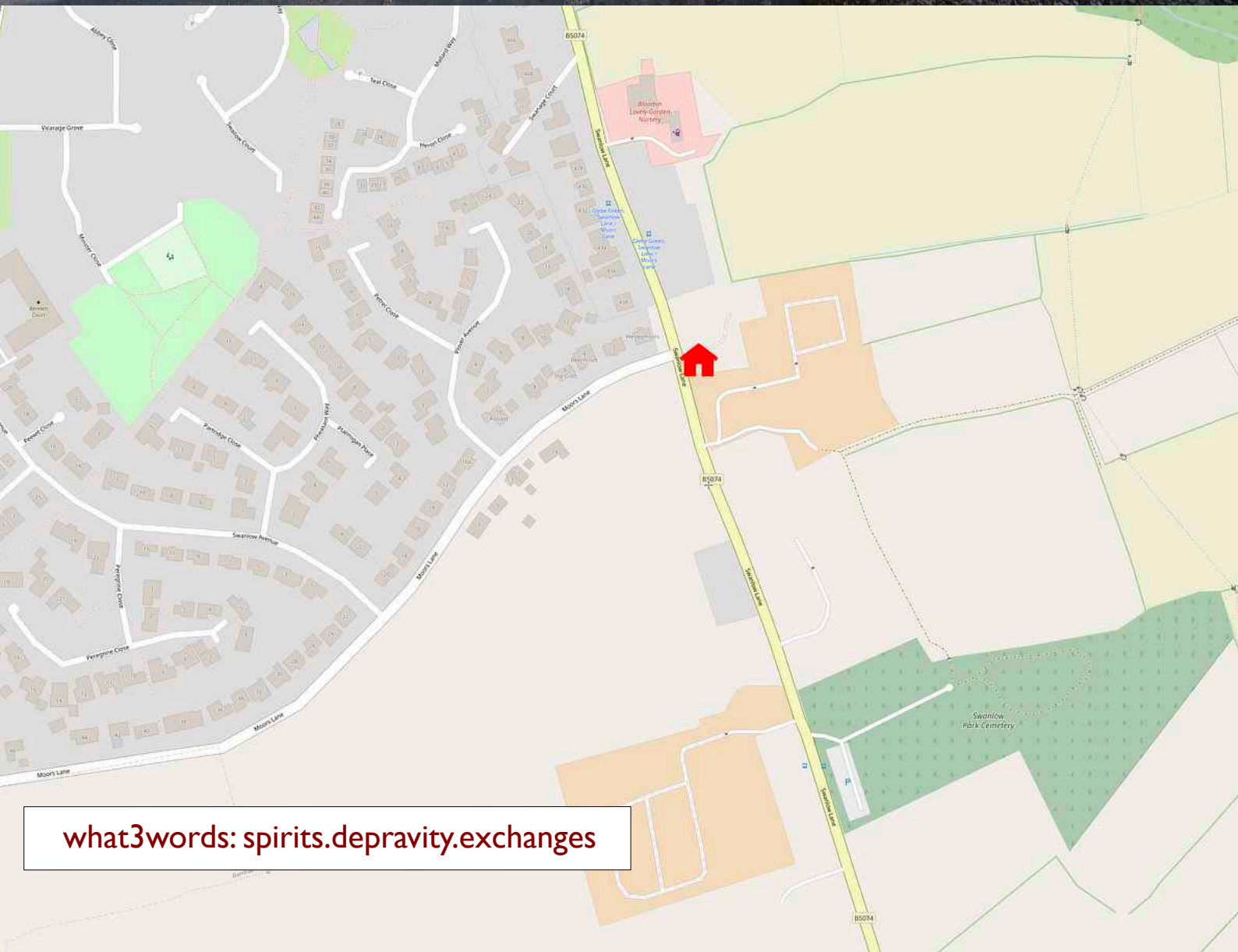
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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(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;

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what3words: spirits.depravity.exchanges



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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2022-2023



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2023-2024



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GOLD



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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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