



**HINCHLIFFE  
HOLMES**



**7 PARKSIDE BARNs**



#### GROUND FLOOR

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

#### FIRST FLOOR

Landing | Bedroom One - En-suite - Sauna | Bedroom Two  
Bedroom Three | Shower Room

#### OUTSIDE

Parking | Double Garage | Gym | Gardens

# 7 PARKSIDE BARN

Wrenbury Road | Chorley | Nantwich | CW5 8JT

Situated in a most sought-after picturesque quiet location and forming part of a small luxury development with outstanding undisturbed views across open farmland, an immaculately presented and upgraded semi-detached barn conversion with superb specifications and many charming, character features throughout. Positioned in over 0.5 acres of beautifully landscaped south-west facing private gardens with fantastic entertainment space and driveway providing off-road parking for several vehicles leading to the double garage and Gym/Home Office.

Chorley is a small hamlet located 5 miles west of the Historic market town of Nantwich and 8.5 miles south of the highly sought village of Tarporley. The nearby hamlet of Cholmondeley is a picturesque semi-rural location, surrounded by similarly attractive villages including Bickerton, Bulkeley, Nomansheath and Bickley Moss. Within a short distance of the house is Cholmondeley Castle. The wooded land of the Cholmondeley Estate,

which lies in close proximity to the house, includes mixed woodland, plantations, lakes, gardens and farmland.

Cholmondeley also provides a convenient base from which to access a range of day-to-day amenities. The Cholmondeley Castle Farm shop in the farmhouse sells produce from the Cholmondeley Estate and incorporates a Post Office, whilst The Cholmondeley Arms Public House is a renowned eating venue and previously won awards for the standard of its food and ambience.

Wider amenities can be found in the thriving Georgian High Street of Tarporley (8.5 miles) and Nantwich (5 miles). All the towns and villages have their own well supported High Streets, and the range of services includes dentist surgeries, schools (both at primary and secondary levels).

Cholmondeley provides a convenient base for which to access a comprehensive range of road network systems including the A49, M6, M56 and A55. Crewe railway station which runs on the main line to London can be reached within 25 minutes' drive.

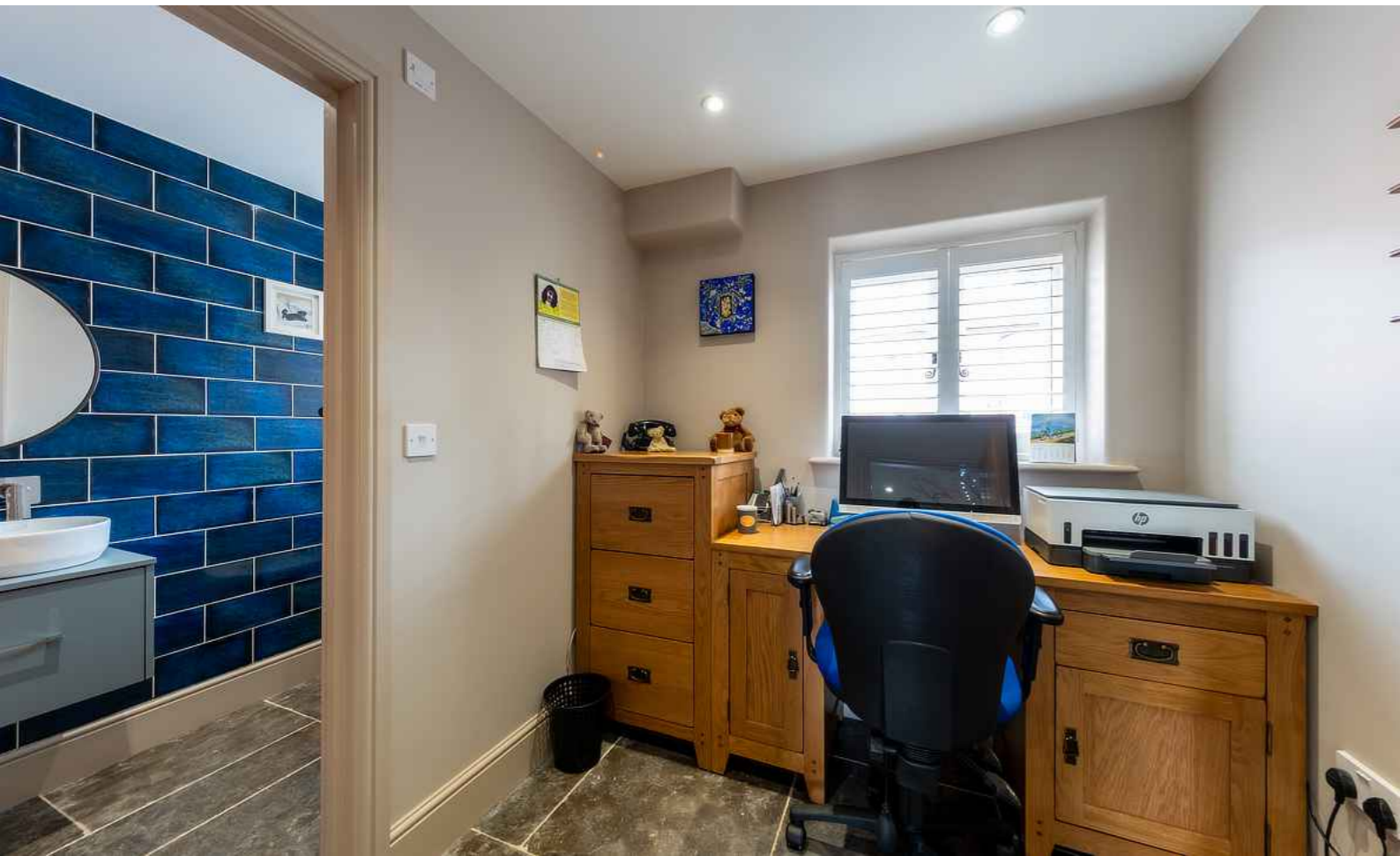








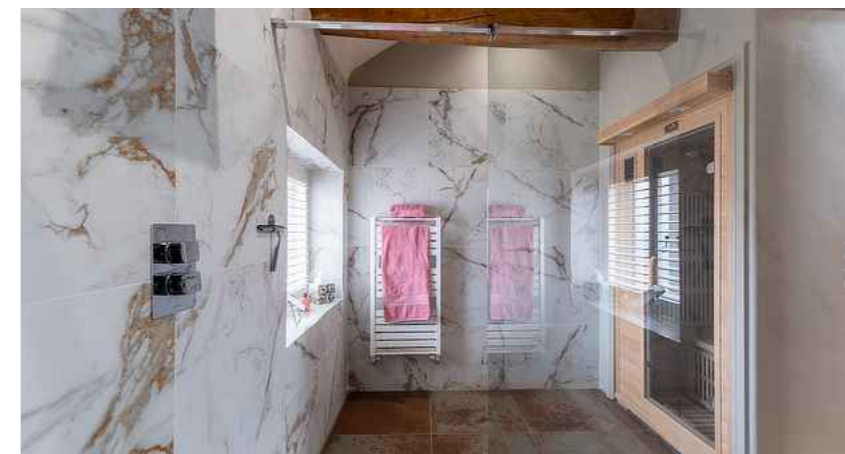
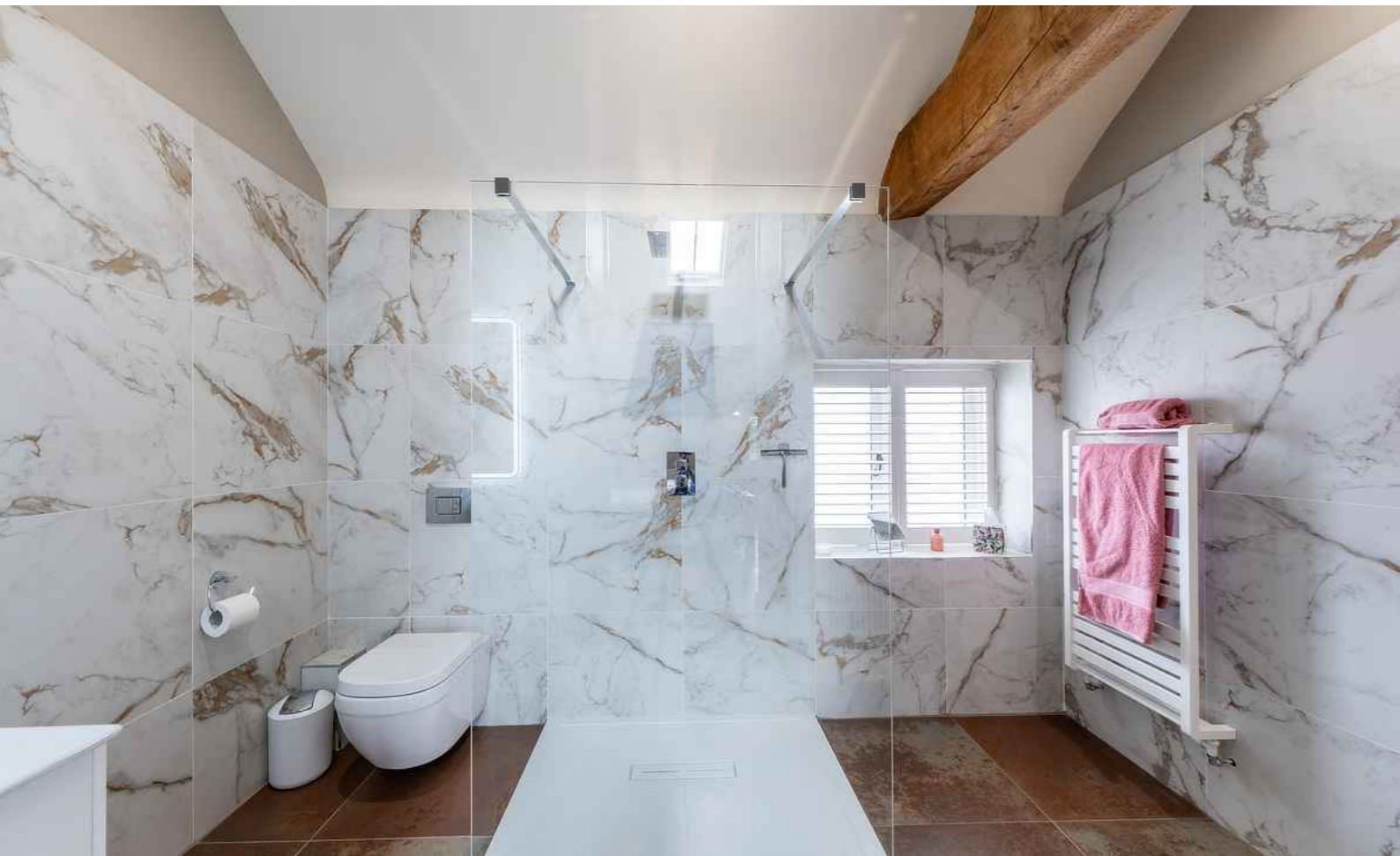


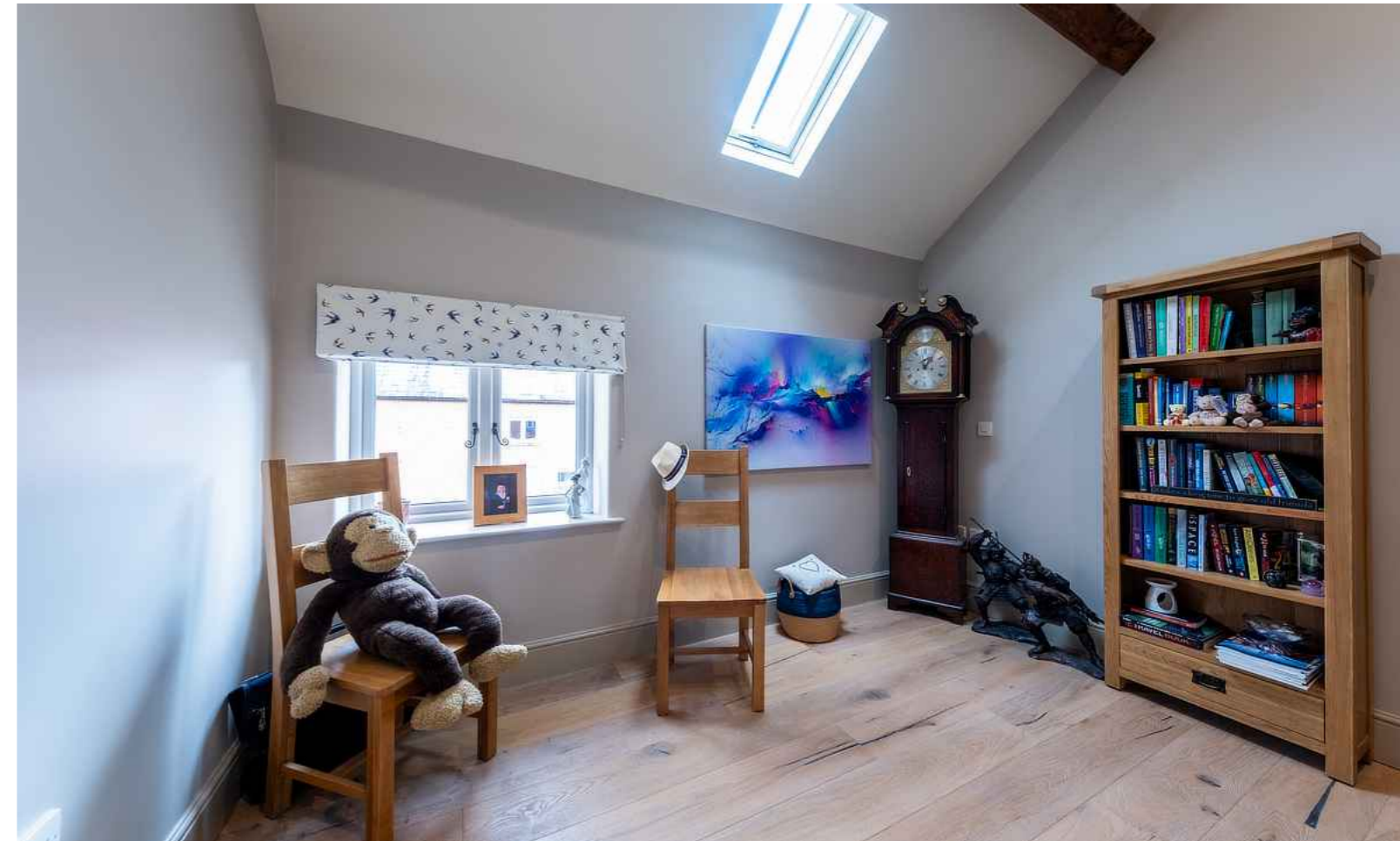
















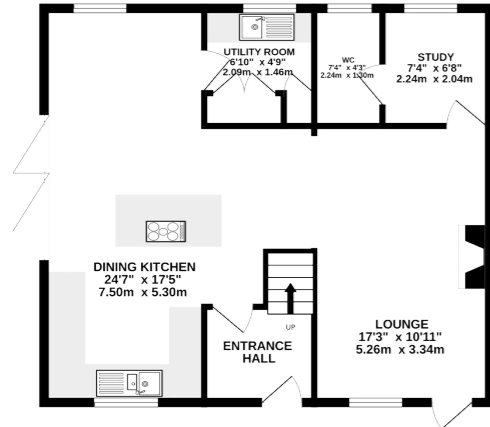




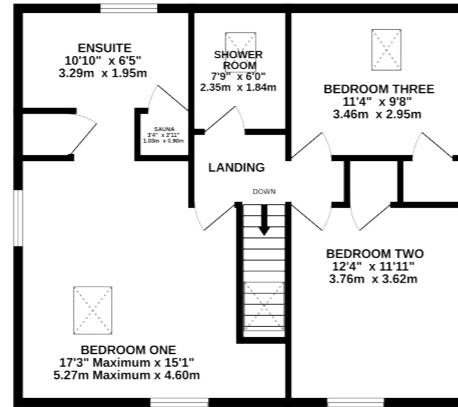




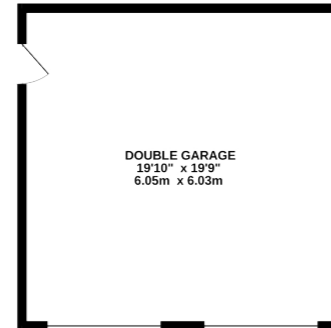
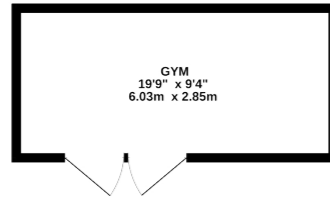
GROUND FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



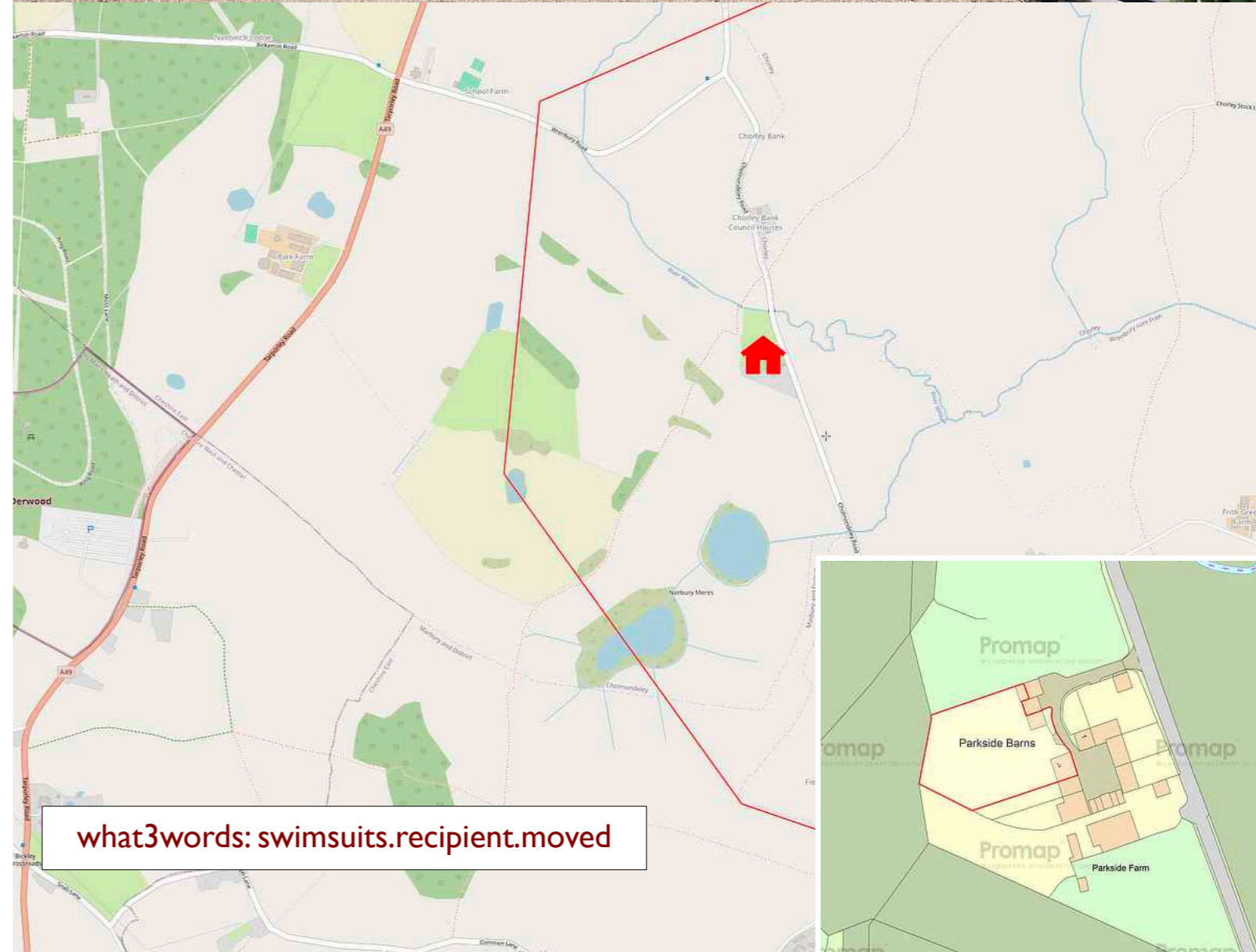
1ST FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



OUTBUILDINGS  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 2041 sq.ft. (189.6 sq.m.) approx.



what3words: swimsuits.recipient.moved

**TENURE**

Freehold. Subject to verification by Vendor's Solicitor.

**SERVICES (NOT TESTED)**

We believe that mains water, electricity, air-source central heating and private drainage are connected.

**LOCAL AUTHORITY**

Cheshire East Council. Council Tax – Band F.

**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**

**TARPORLEY OFFICE**

56B High Street, Tarporley, Cheshire, CW6 0AG

01829 730 021 - [tarporley@hinchliffeholmes.co.uk](mailto:tarporley@hinchliffeholmes.co.uk)

**NORTHWICH OFFICE**

28 High Street, Northwich, Cheshire, CW9 5BJ

01606 330 303 - [northwich@hinchliffeholmes.co.uk](mailto:northwich@hinchliffeholmes.co.uk)

[www.hinchliffeholmes.co.uk](http://www.hinchliffeholmes.co.uk)