



HINCHLIFFE
HOLMES



THE APIARY



GROUND FLOOR

Entrance Hall | Lounge | Dining Kitchen | PAntry | WC
Garden Room | Snug

FIRST FLOOR

Landing | Bedroom One - En-suite - Dressing Room | Bedroom Two
Bedroom Three | Bathroom

OUTSIDE

Parking | Gardens

THE APIARY

Frog Lane | Gatesheath | Tattenhall | CH3 9DN

Situated in a most sought-after, picturesque quiet location with stunning undisturbed views across the Cheshire countryside, an immaculately presented and extended period semi-detached family home with superb flexible accommodation, and many charming character features throughout.

Beautifully landscaped private gardens with fantastic outside entertainment space and driveway providing off road parking for several vehicles leading to the detached garage and garden store.

Tattenhall is a picturesque village situated within some of Cheshire's most glorious countryside with the nearby Cheshire Sandstone Ridge, Peckforton

and Bickerton Hills, and Beeston and Peckforton Castles providing a stunning and dramatic backdrop.

Located in the Tattenhall Conservation Area, the property is within a short walk of the village centre which provides an excellent range of services and amenities including a general store, post office, chemist, doctors' surgery, dentist, veterinary practice, sports centre, public houses, restaurants, and a 'Good' OFSTED rated primary school.

The nearby A41 allows easy access into the historic city of Chester approximately 9 miles away and also provides a link to the A51, M53, and M56, facilitating travel to a number of commercial destinations within the North-West.





























































































TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, and oil-fired central heating are connected.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band C.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

AML (ANTI-MONEY LAUNDERING)

As an estate agency we are required by law and enforced by HMRC to undertake anti-money laundering checks on all those selling, buying, or letting a property.

Whilst we retain responsibility for ensuring required checks are carried out correctly, we also use a third-party company (Credit Safe/Credas), who will send a link to you to action once you have agreed to instruct us in your sale, letting or had an offer accepted on a property you wish to buy.

The cost of these checks is £30 plus VAT (£36 including VAT) per person, which covers the cost of obtaining relevant data and any manual checks which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor/landlord) or issuing a memorandum of sale (in the case of a buyer) and is non-refundable. The same check and associated cost is also undertaken on all landlords.

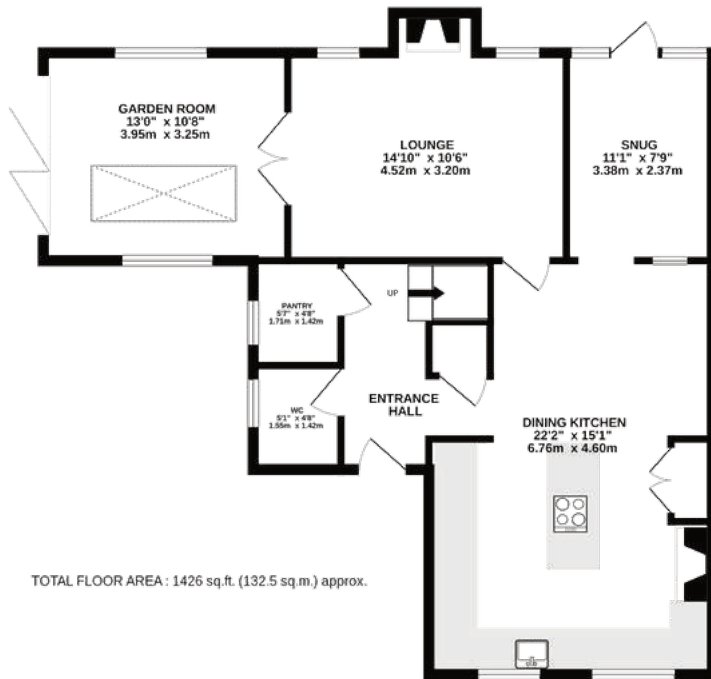
NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (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.

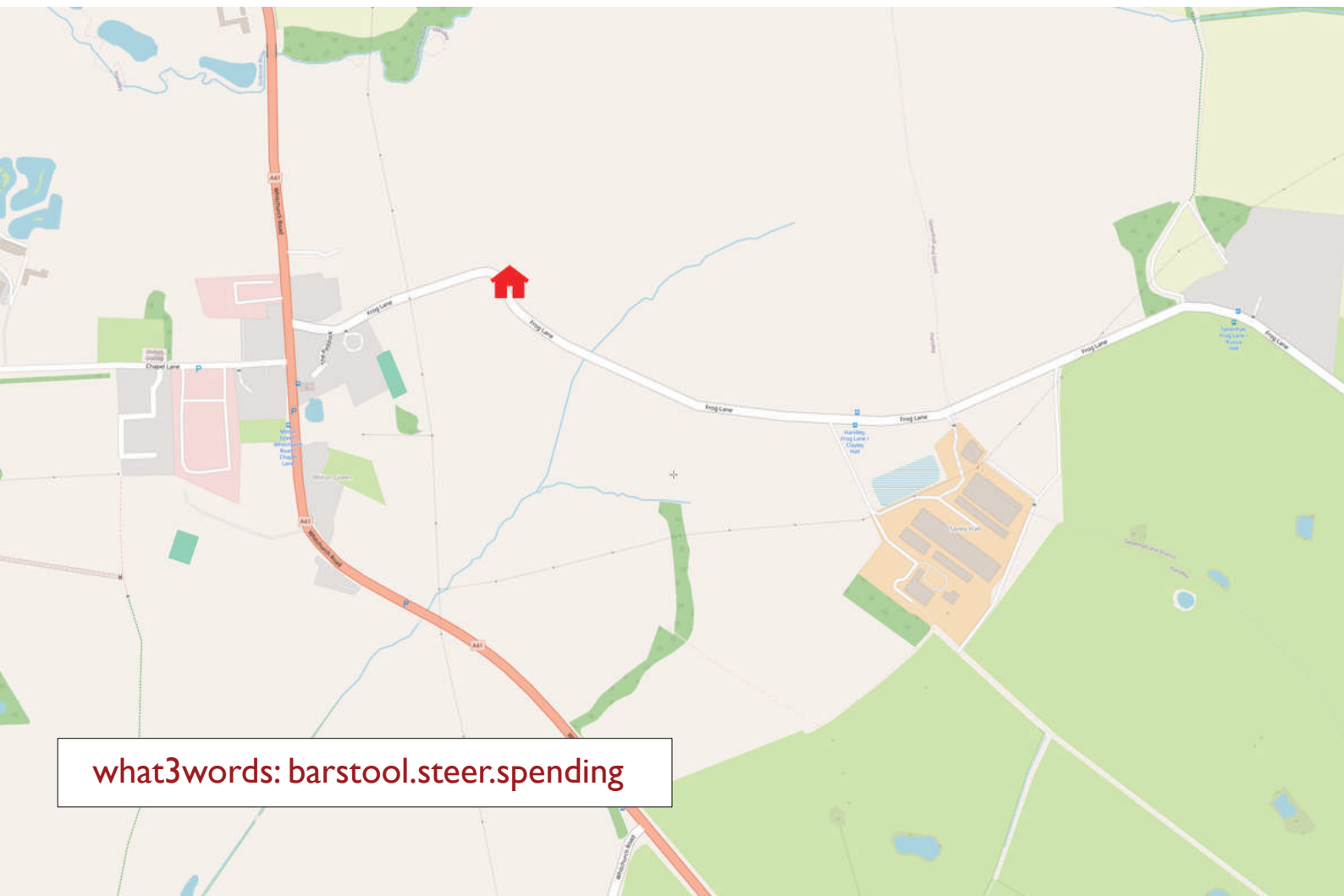
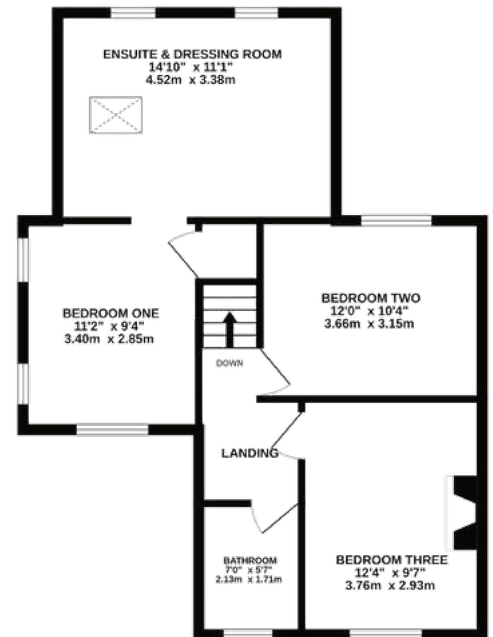
(iv) Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be 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.

GROUND FLOOR
830 sq.ft. (77.1 sq.m.) approx.



TOTAL FLOOR AREA : 1426 sq.ft. (132.5 sq.m.) approx.

1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



what3words: barstool.steer.spending



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.

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.

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



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



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★
BEST ESTATE AGENCY
CHESHIRE
Ben Hincliffe

2022-2023



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★
BEST ESTATE AGENCY
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2022-2023



UNITED KINGDOM
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★★★★★
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SINGLE OFFICE
CHESHIRE
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2023-2024



The **Negotiator**
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& NORTH WEST

GOLD



BEST
ESTATE AGENT GUIDE
AWARDS 2023
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LETTINGS

AWARDED FOR
MARKETING | SERVICE | RESULTS



**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | EXCLUSIVE LISTINGS
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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