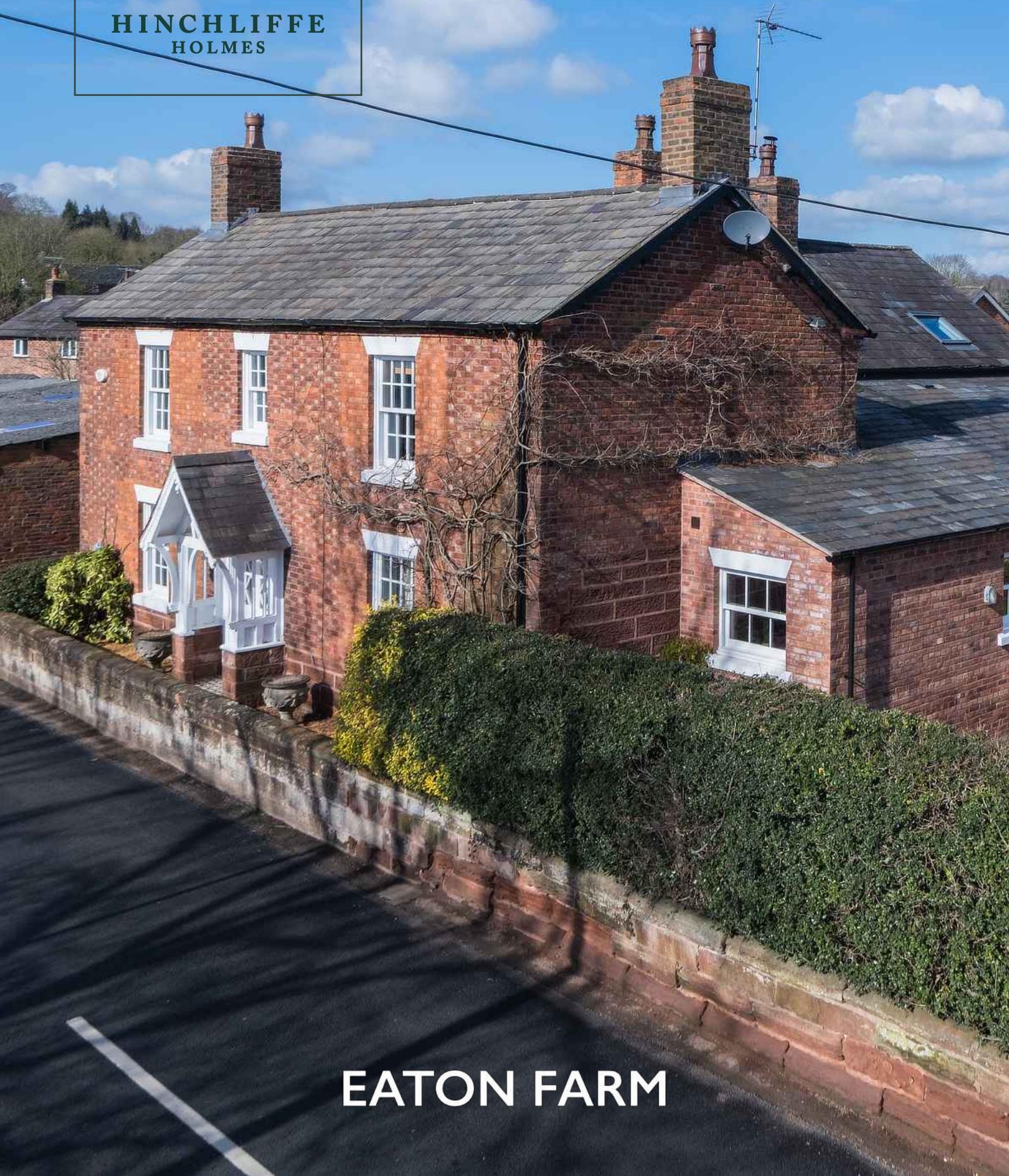




HINCHLIFFE
HOLMES



EATON FARM



EATON FARM

Lower Lane | Eaton | CW6 9AN

Situated in a sought-after quiet central village location, an outstanding and extended detached Cheshire farmhouse which has been fully renovated to high specifications and quality of workmanship, with exceptional versatile accommodation in excess of 3,950 sq.ft., and many charming character features throughout. The Detached Ancillary Accommodation is currently being used as a gym and gives further flexibility to everyday living and is a perfect addition to the property.

The property is set in over 0.5 acres of beautifully landscaped private gardens with fantastic outside entertainment space and views across open farmland. The driveway provides off-road parking for several vehicles and leads to the Workshop and Studio.

Eaton is a semi-rural 'Best Kept' award winning Cheshire village that is positioned just over a mile from the centre of Tarporley. The village hosts a beautiful Church and the Jessie Hughes Village Hall which holds many

functions and entertainment. There is also Eaton Primary School which is regarded as one of the area's most popular Primary Schools. Additionally, giving access to surrounding areas there is a 'Shuttle' bus service provided at low cost by Cheshire West And Chester, which operates Tuesdays - Fridays.

The nearby 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 primary and secondary schools. There is easy access to the surrounding villages, motorway and railway networks, which give access to the north and south of the UK.

GROUND FLOOR

Entrance Hall | Reception Room | Breakfast Kitchen
Dining Room | Sitting Room | Lounge
Utility Room | Boot Room | WC | Rear Hall

FIRST FLOOR

Landing | Bedroom One - En-suite | Bedroom Two - En-suite
Bedroom Three | Bedroom Four | Bathroom

OUTSIDE

Courtyard | Ancillary Accommodation - Gym
Studio | Workshop
Parking | Gardens











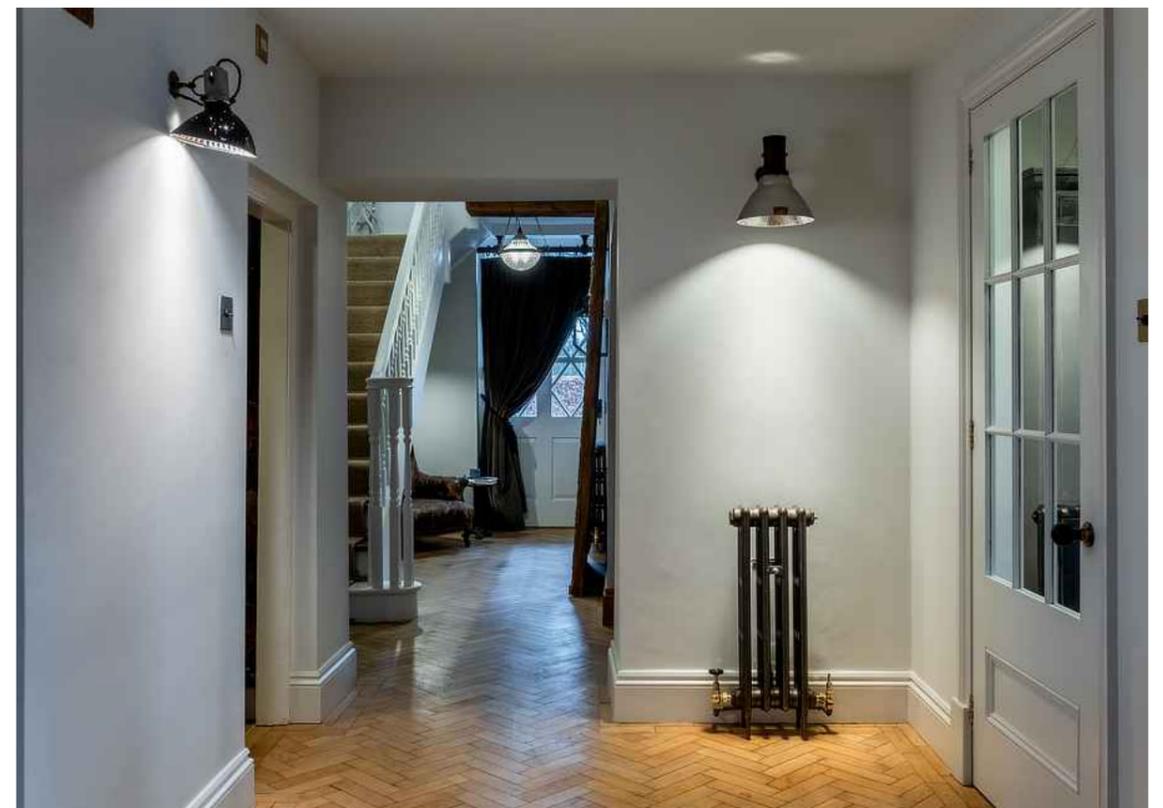








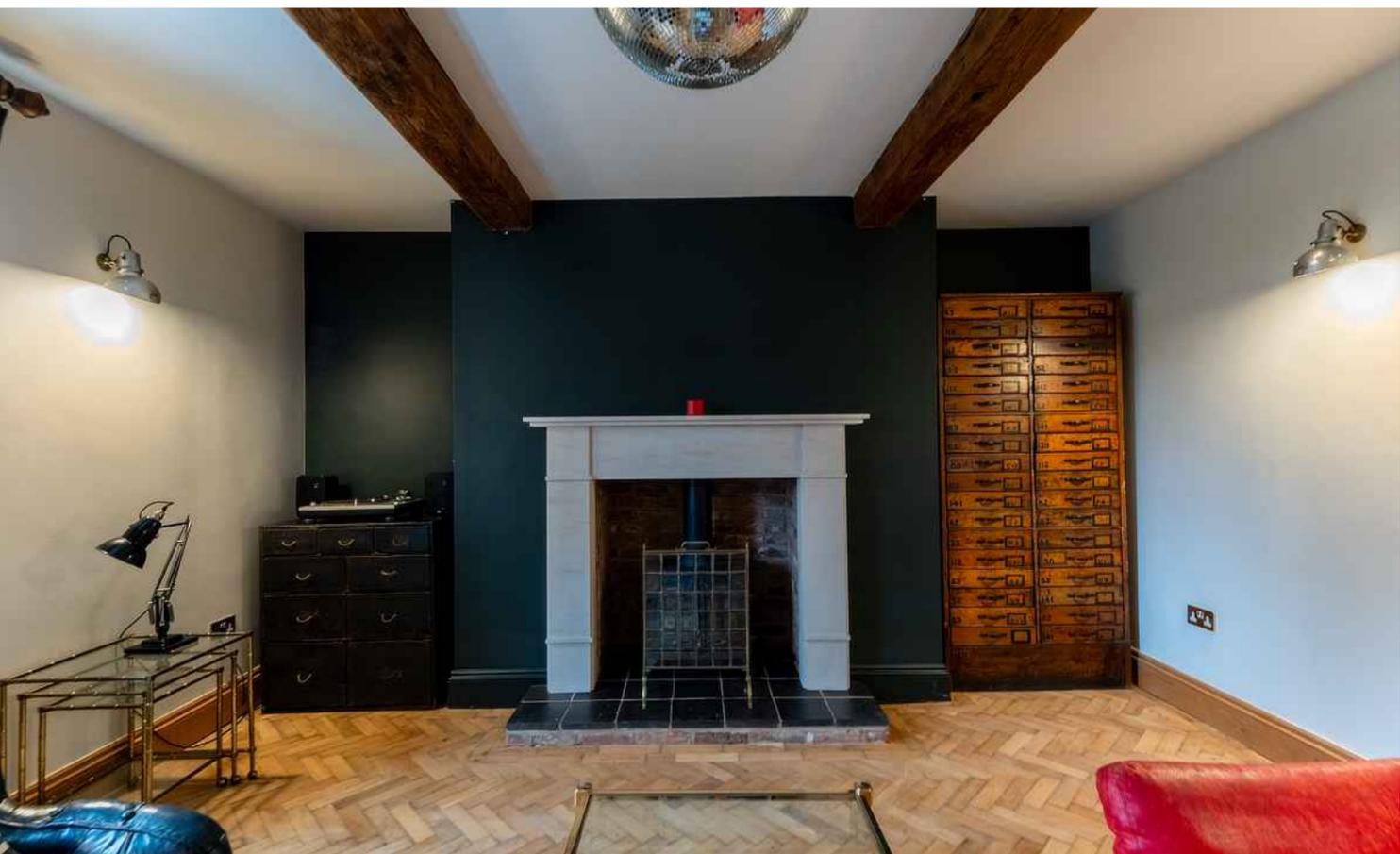












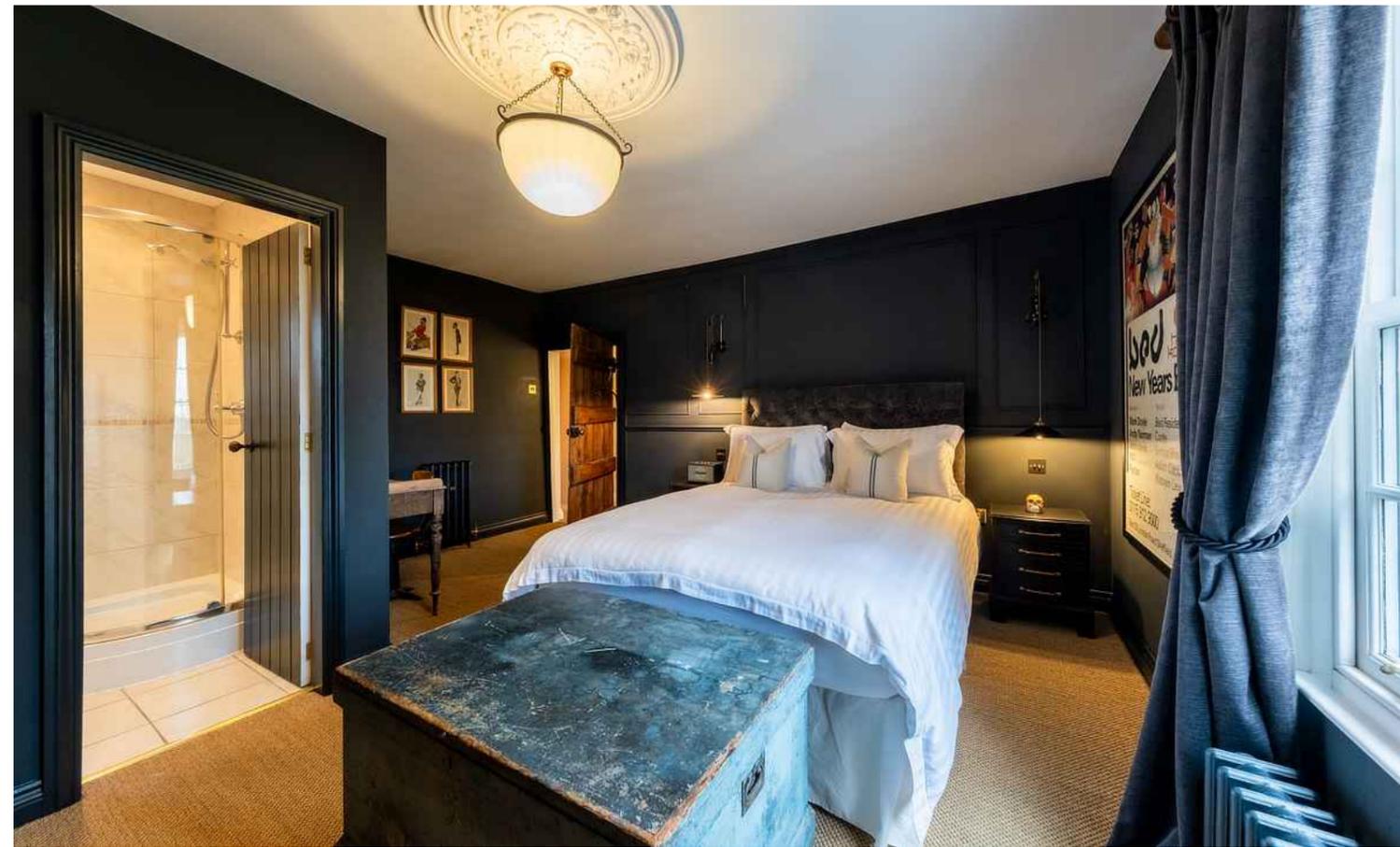


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New Years Eve

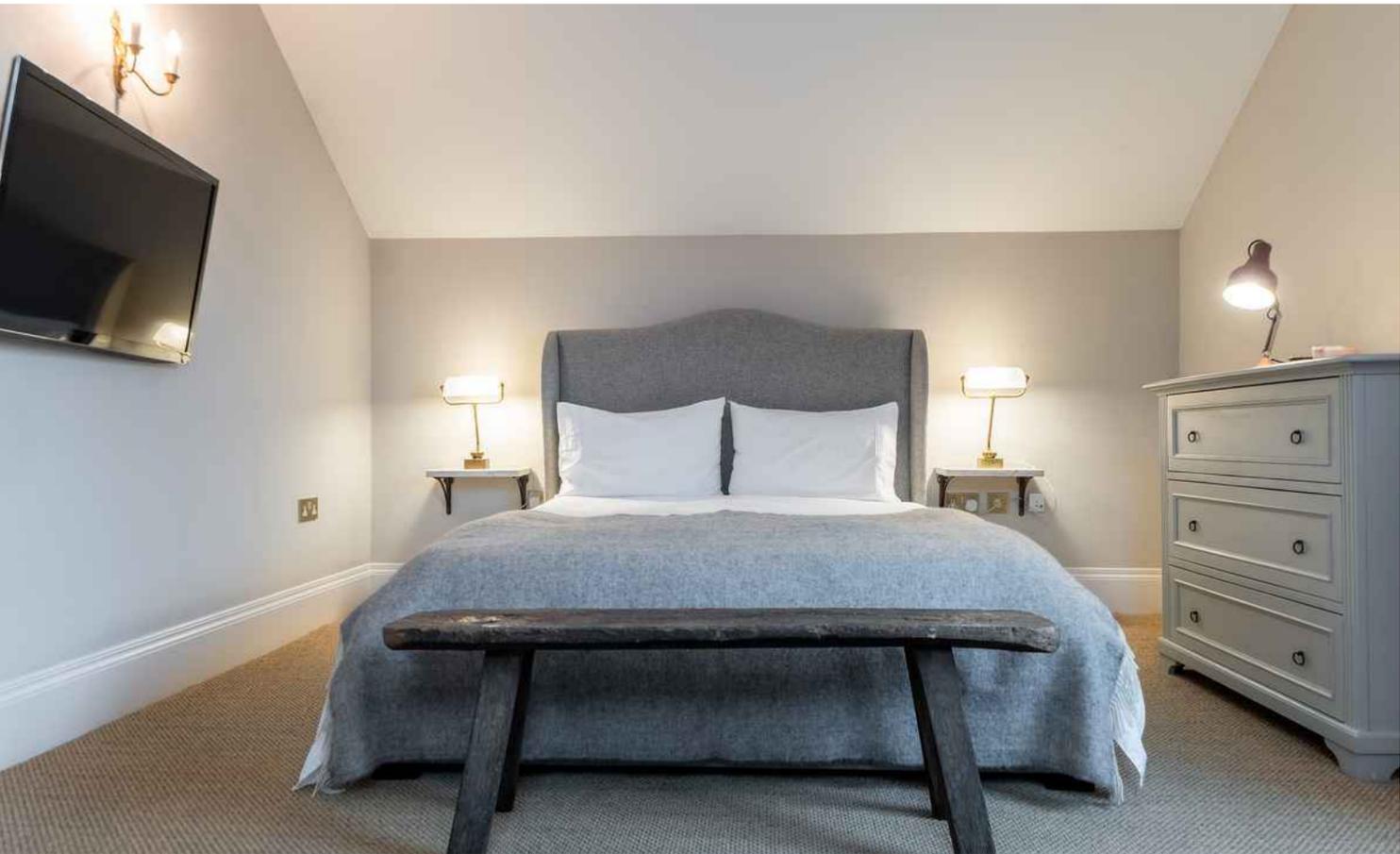
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The Loft: Bed Residents, Corey, Simon Brown, Adam Cooling, Nathen Lewin

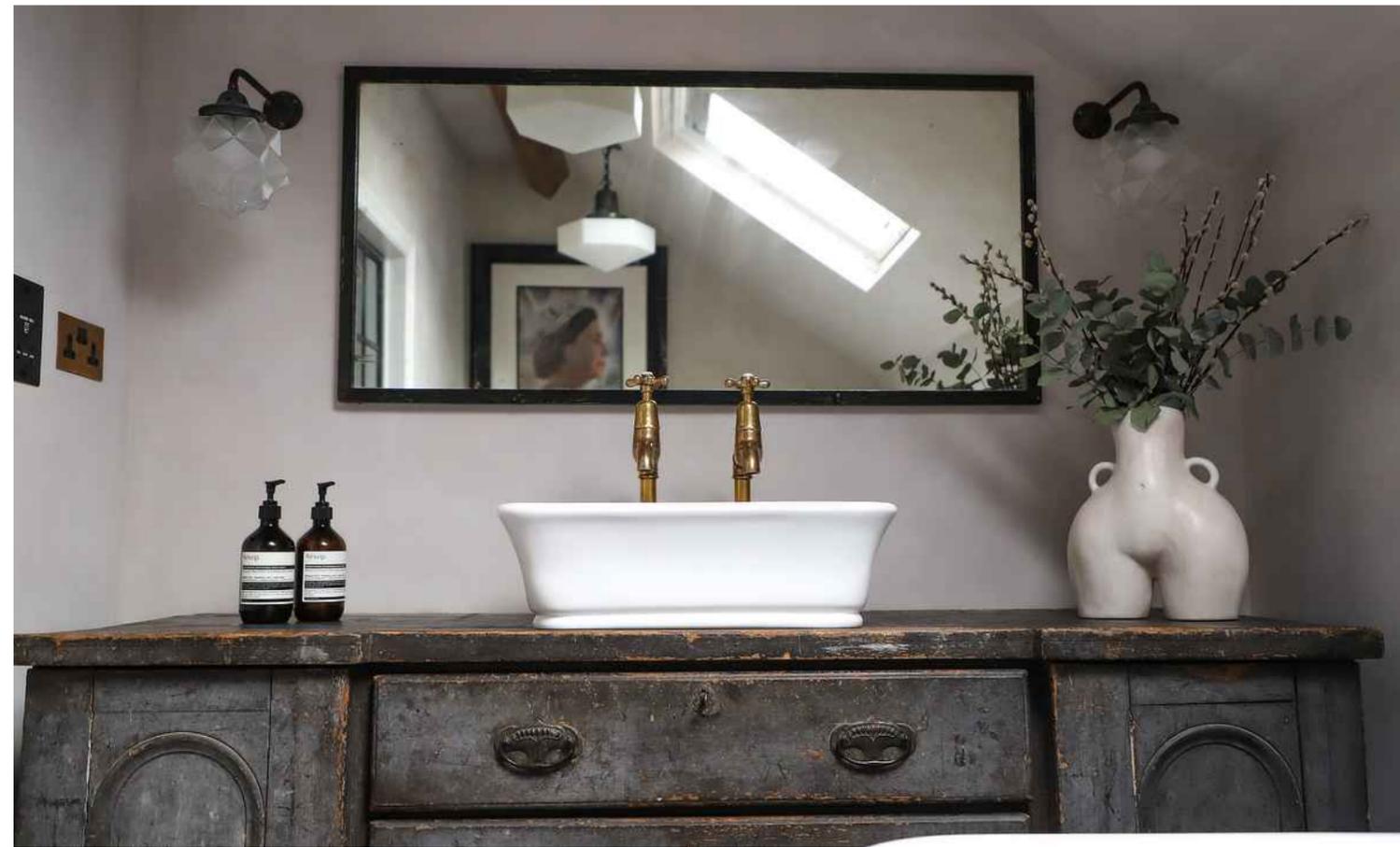
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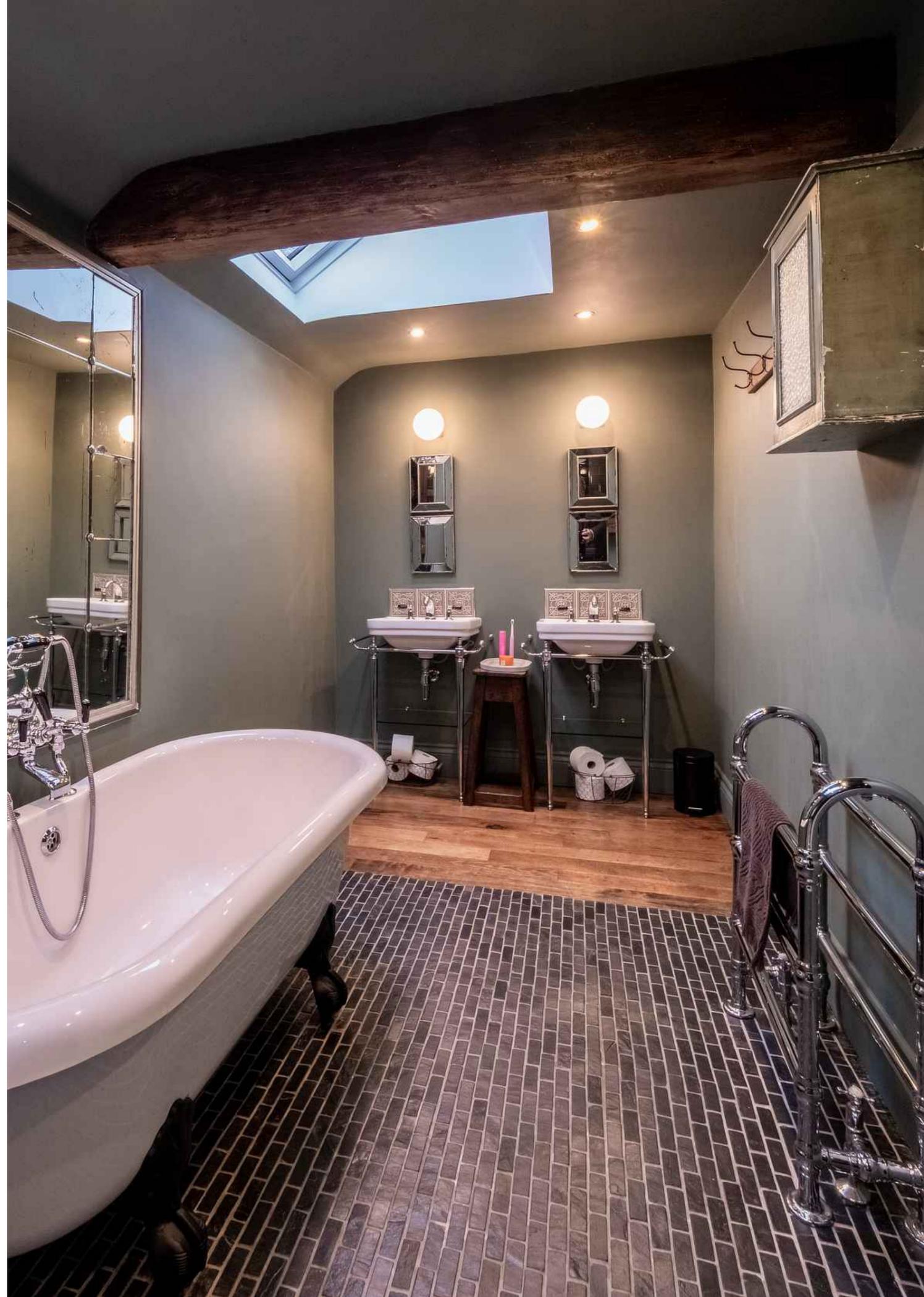
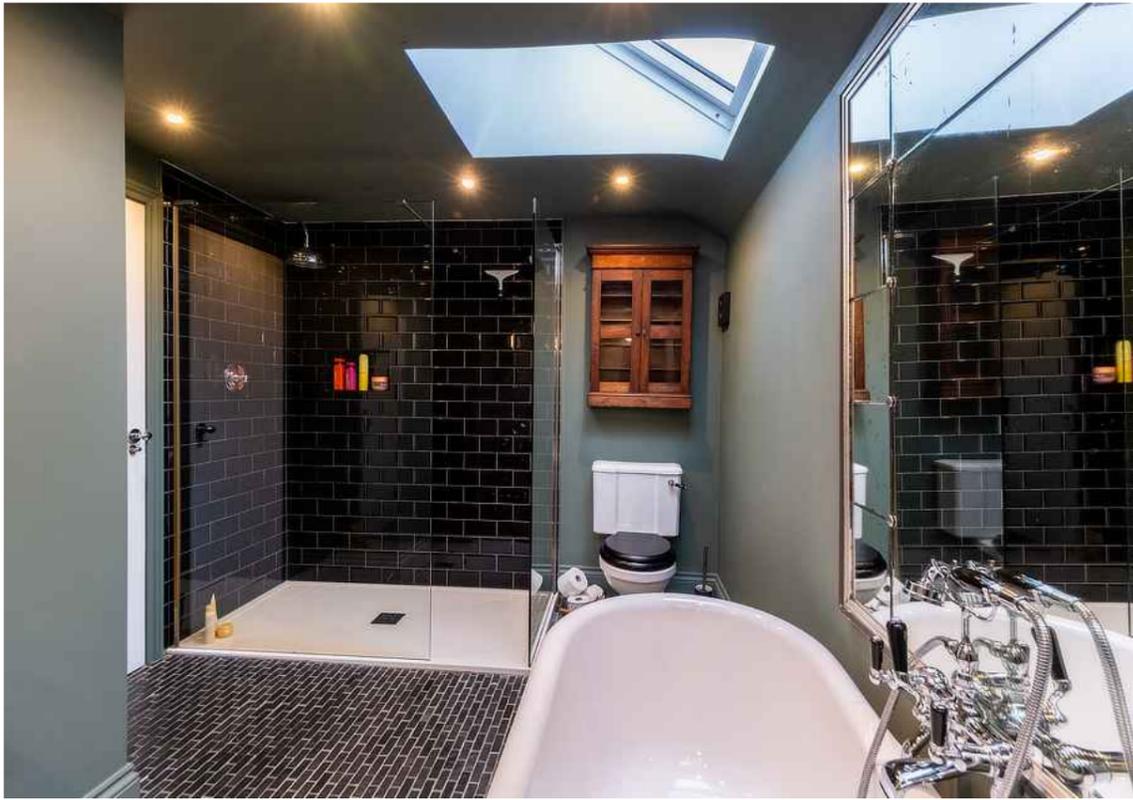




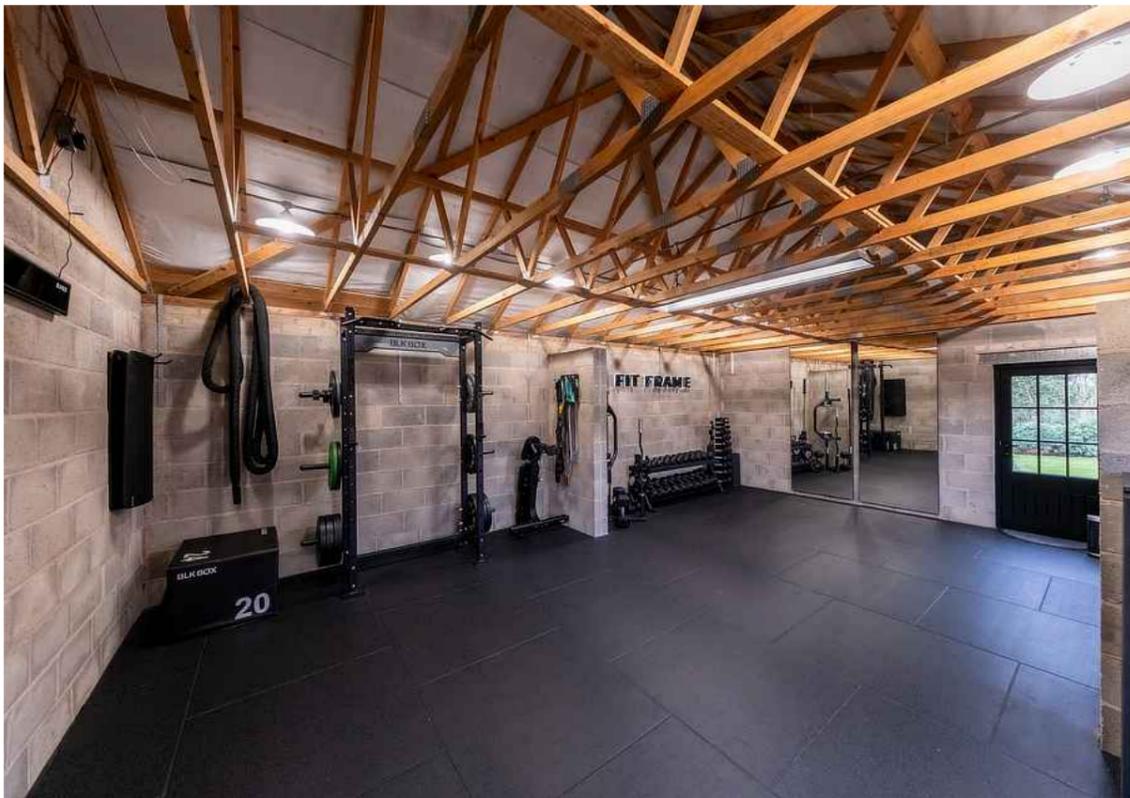
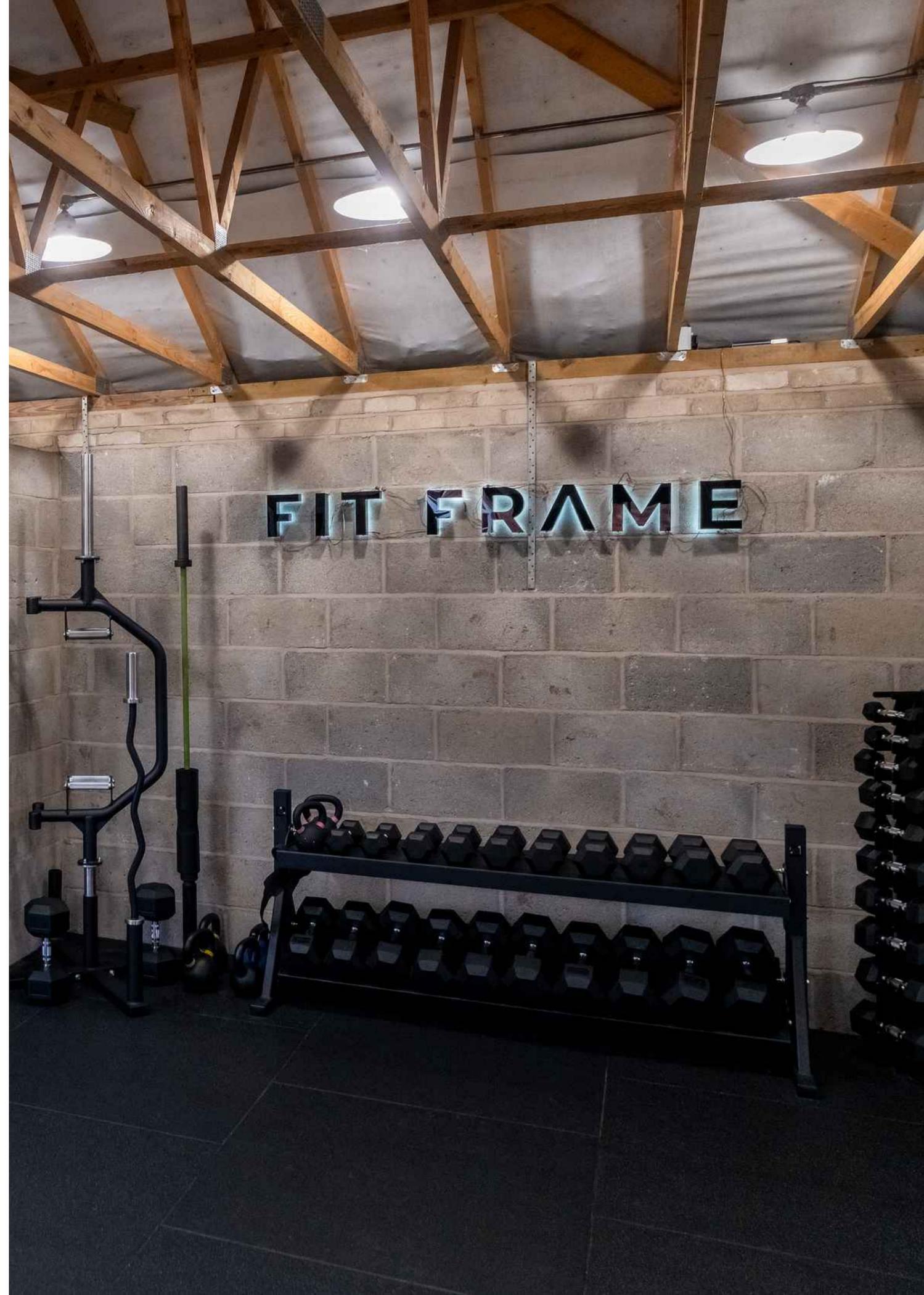
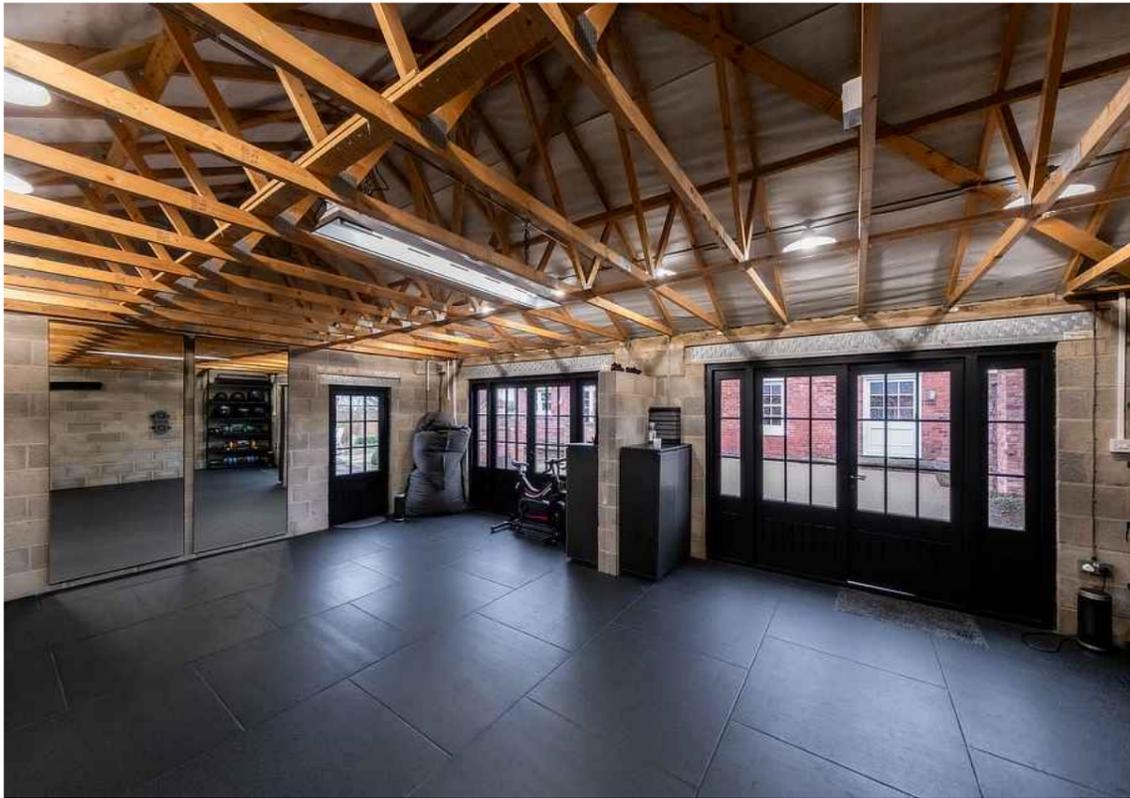












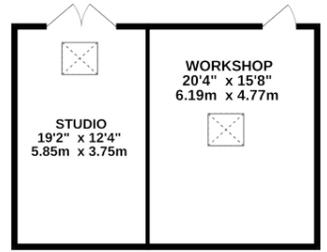
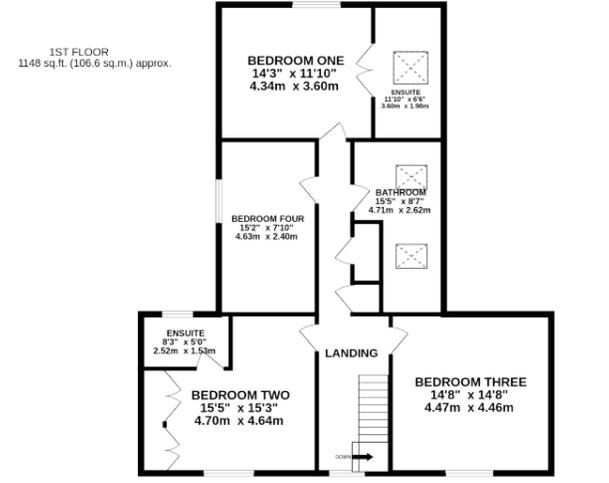
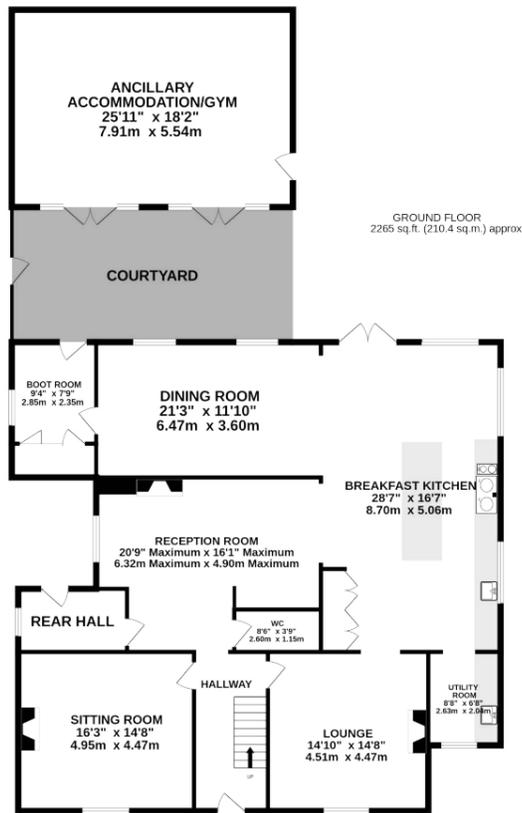










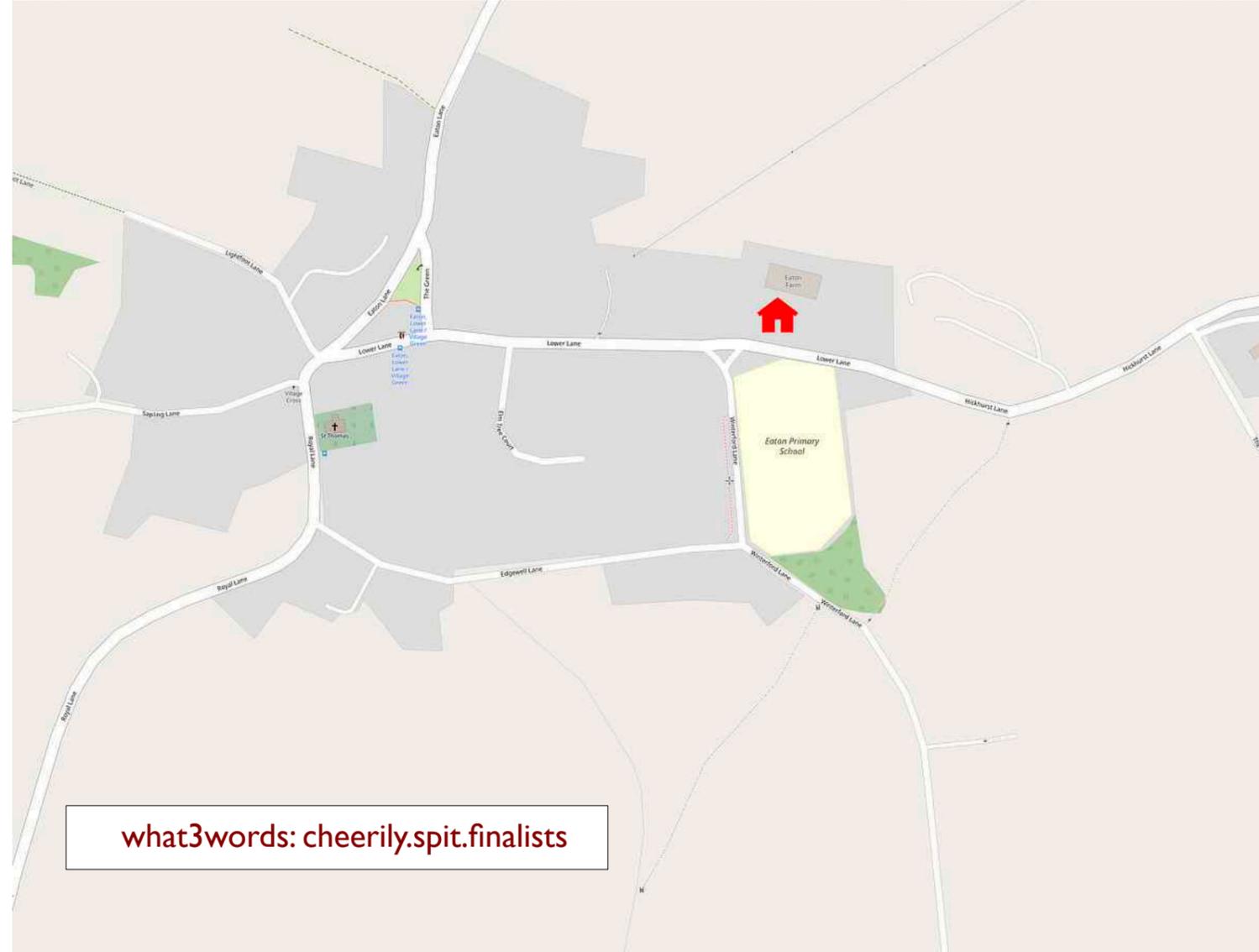


TOTAL FLOOR AREA : 3979 sq.ft. (369.7 sq.m.) approx.

1ST FLOOR
1148 sq.ft. (106.6 sq.m.) approx.

GROUND FLOOR
2265 sq.ft. (210.4 sq.m.) approx.

OUTBUILDINGS
567 sq.ft. (52.7 sq.m.) approx.



what3words: cheerily.spit.finalists

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band G.

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**

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