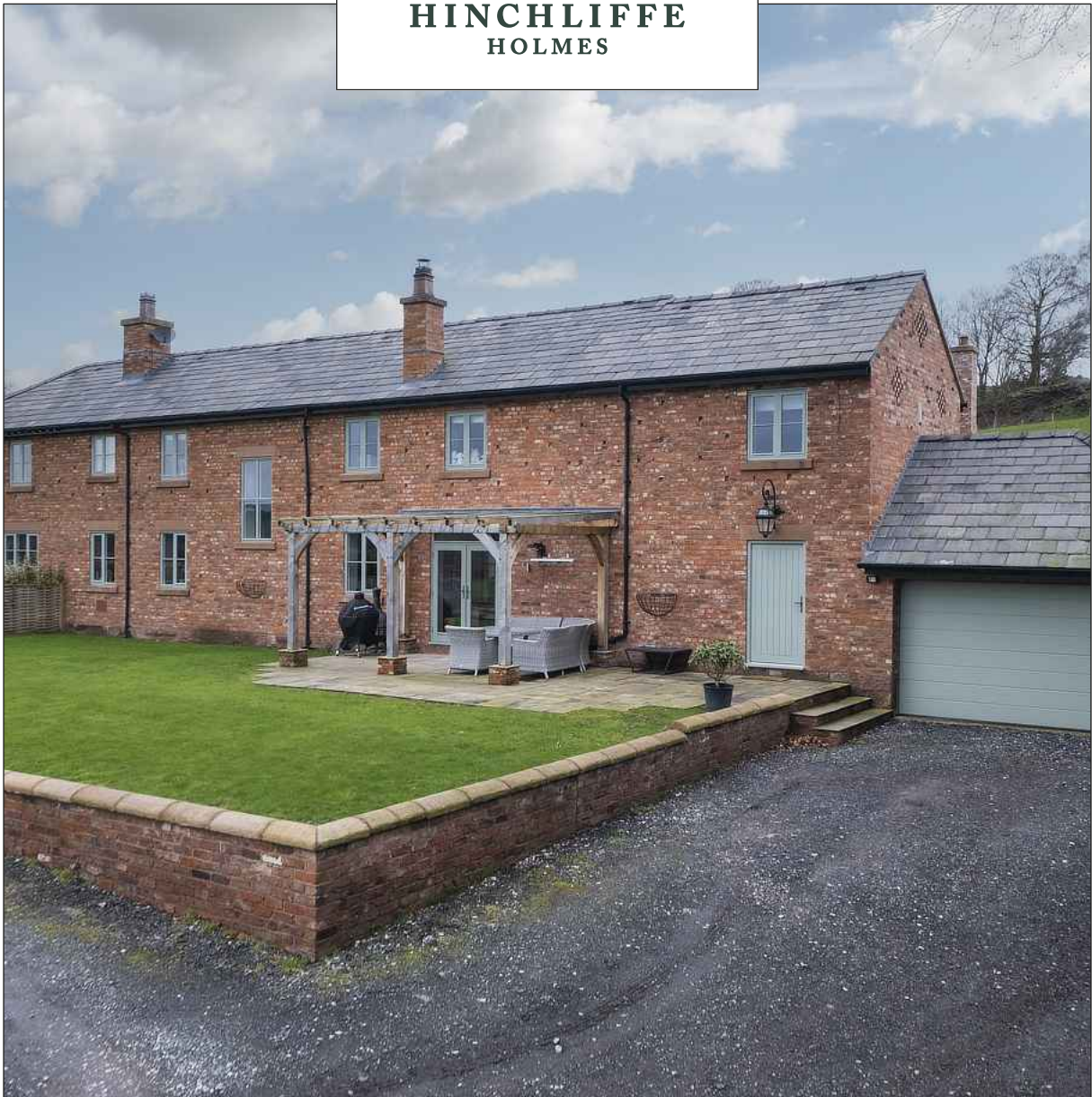


FOX HOLLOWS

Chester Road | Delamere | CW8 2HS



HINCHLIFFE
HOLMES



Situated in a sought after and most convenient location with superb uninterrupted views across open farmland, an outstanding barn conversion finished to exacting standards with high specifications, character features and superb flexible accommodation throughout. Private south-facing landscaped gardens, driveway providing off road parking and double garage.



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Situated in a sought after and most convenient location with superb uninterrupted views across open farmland, an outstanding barn conversion finished to exacting standards with high specifications, character features and superb flexible accommodation throughout. Private south-facing landscaped gardens, driveway providing off road parking and double garage.

Delamere is located approximately 10 miles east of Chester and provides a local shop, public house, parish

Church and a primary school. There are further and more extensive facilities offered in nearby Kelsall, Tarporley, Northwich, Nantwich and Chester. Leisure facilities close at hand including Delamere Golf Course and the outward bounds centre and GO APE. The area is noted for its natural beauty, with the Sandstone Trail and the magnificent Delamere Forest. Easy access is available to the M56 and motorway network which allows easy access to Liverpool and Manchester Airports.



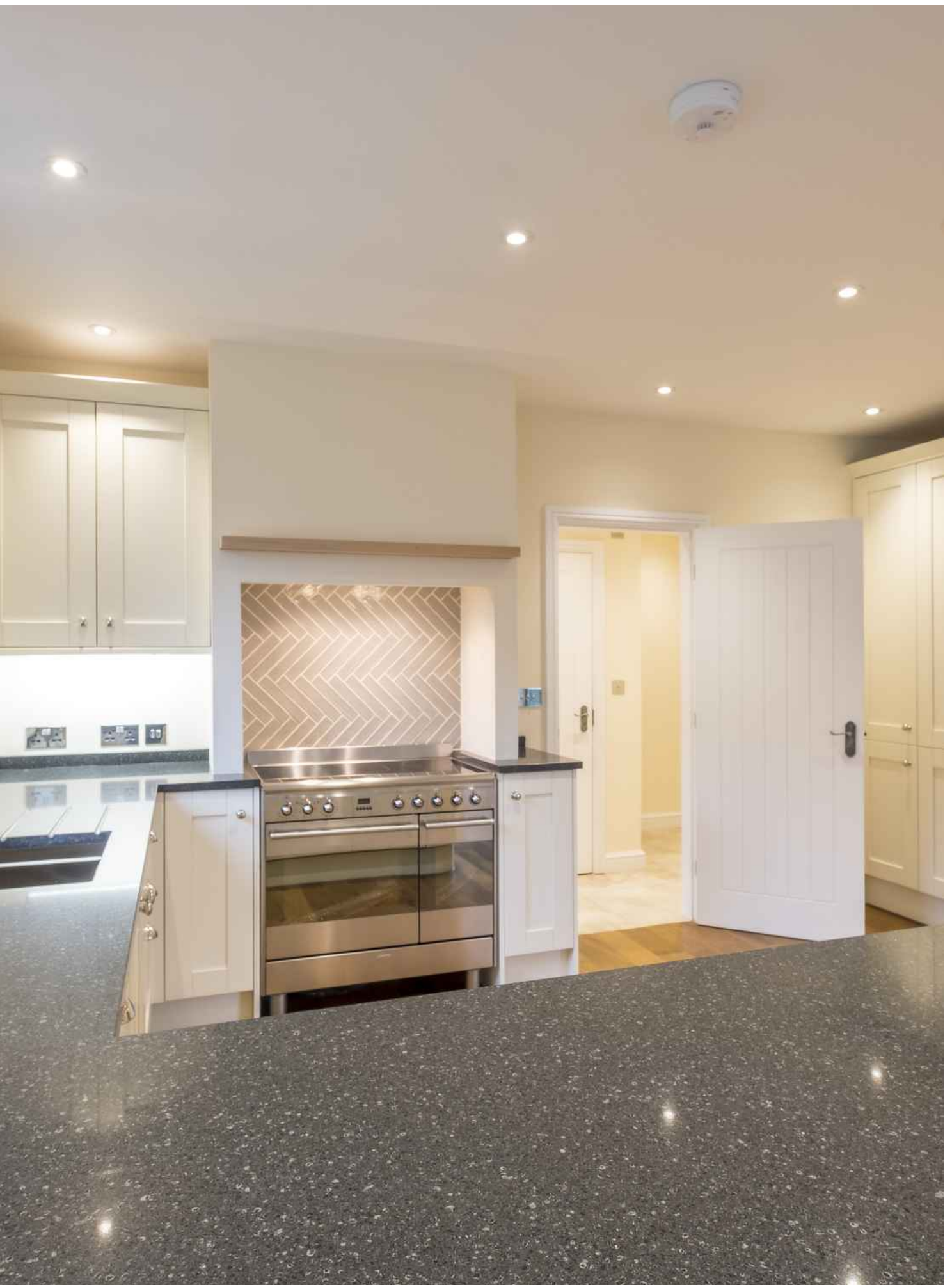














































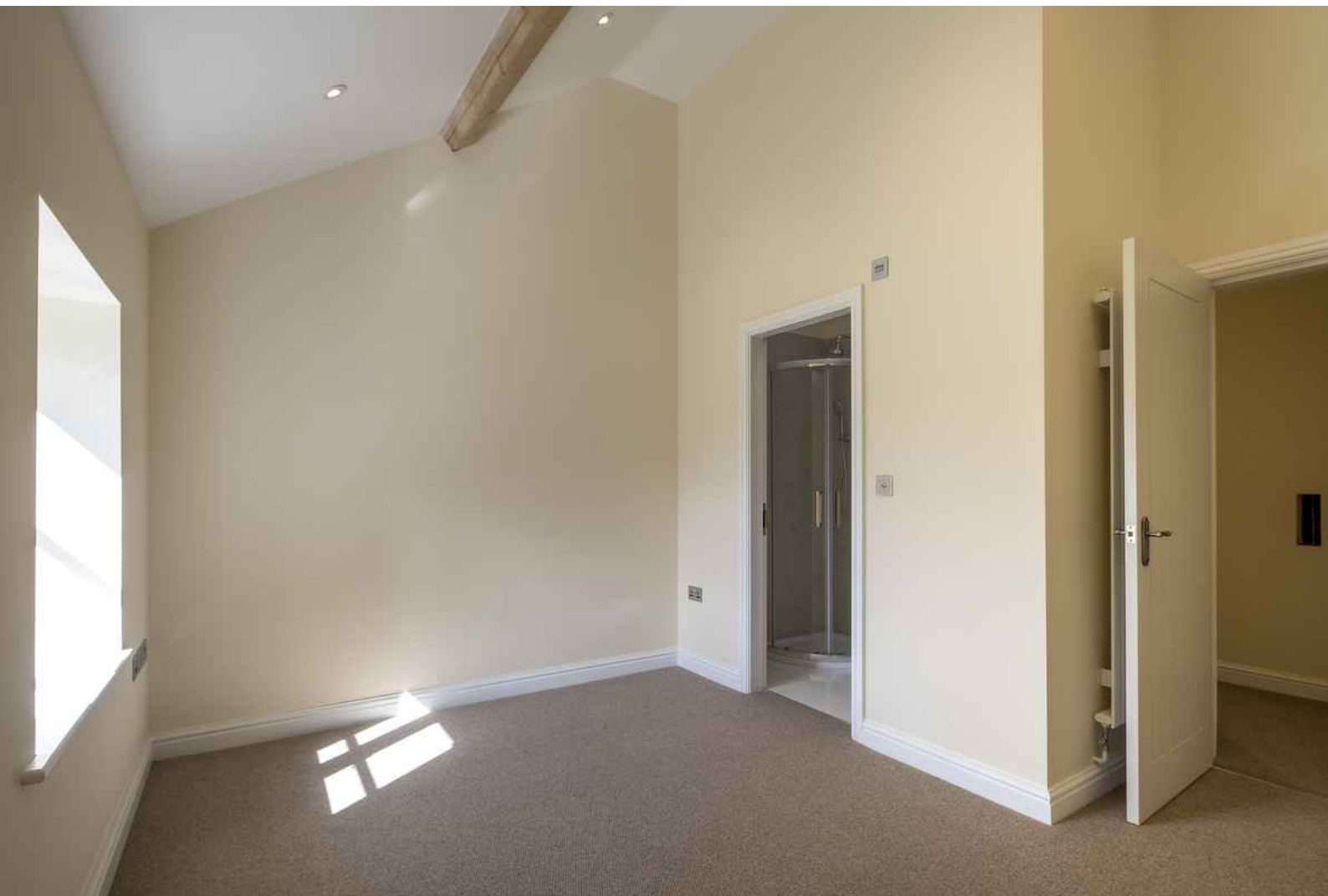


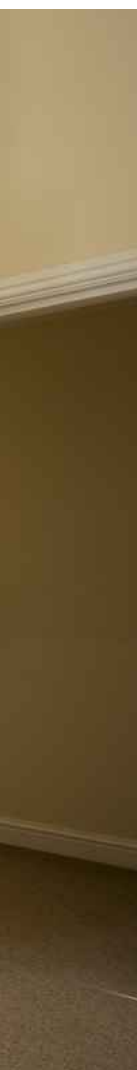


























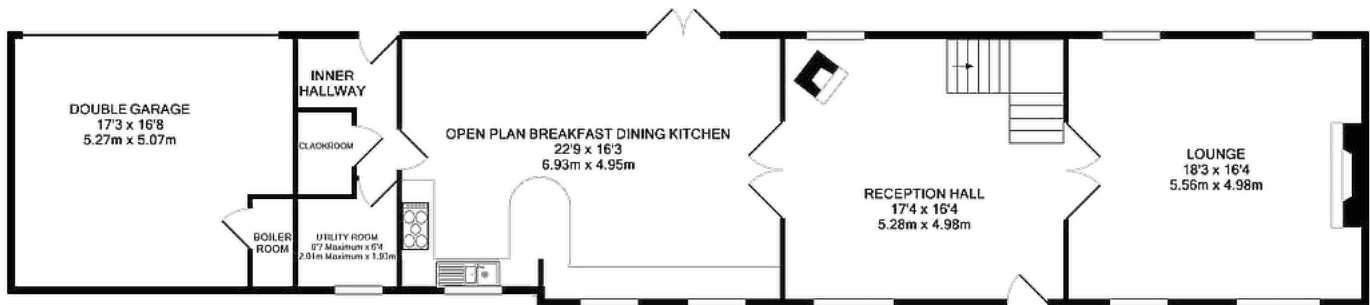




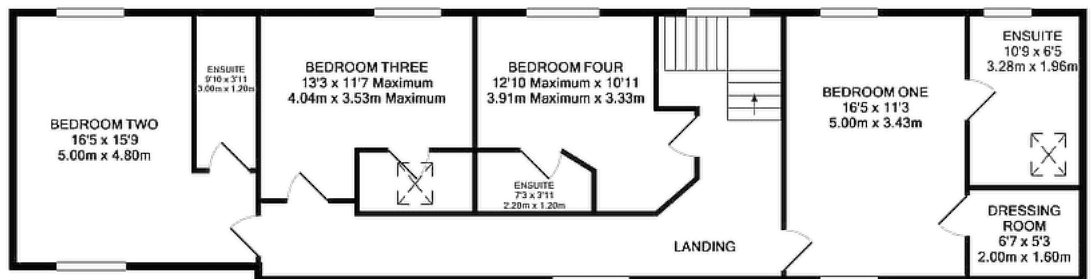








GROUND FLOOR
APPROX. FLOOR
AREA 1331 SQ.FT.
(123.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1059 SQ.FT.
(98.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 2391 SQ.FT. (222.1 SQ.M.)



TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax – Band G.

POSSESSION

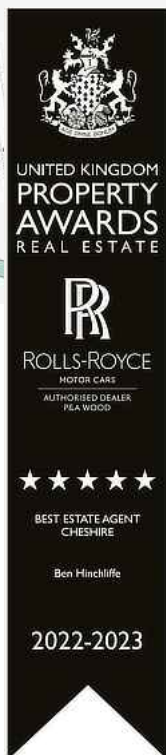
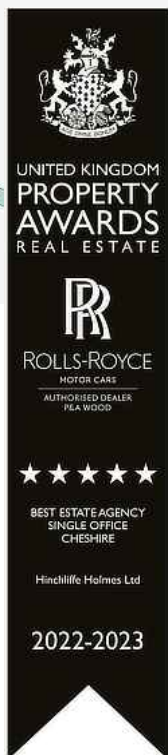
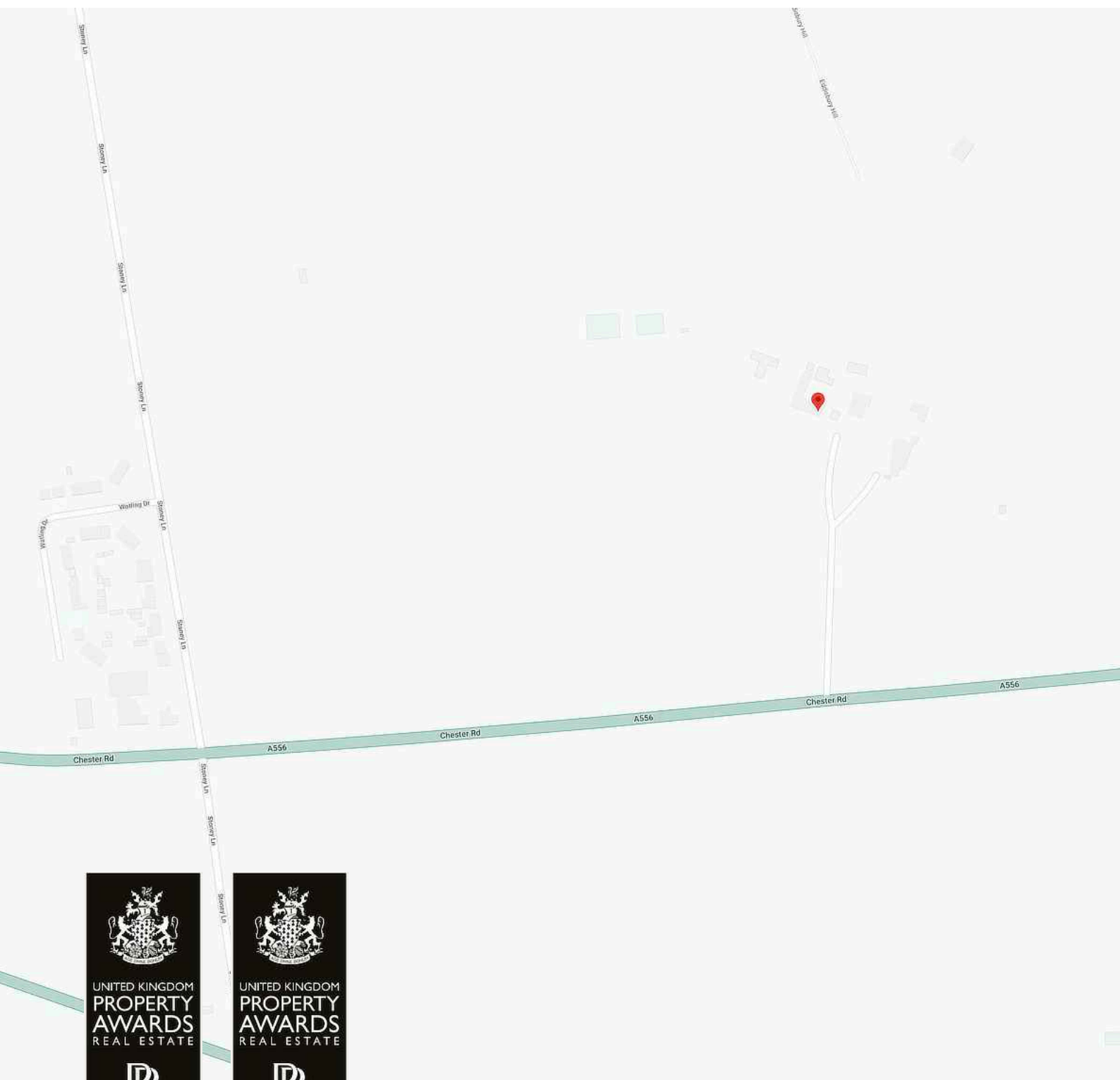
Vacant possession upon completion.

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.



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.



Let Only
Rent Collect
Managed
Complete Managed

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.




Remortgage
Commercial - Buy-to-let
First time Buyer - Next Time Buyer
Fixed Rate - Flexible - Tracker - Discounted

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.





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.

EXCLUSIVE LISTINGS

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.



**HINCHLIFFE
HOLMES**

INDEPENDENT ESTATE AGENTS

**SALES | LETTINGS | MORTGAGES
LAND & NEW HOMES | PROPERTY MANAGEMENT**

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