HINCHLIFFE
HOLMES



HAMLETTS HOUSE



GROUND FLOOR

Hallway | Kitchen | Dining Hall | Living Room
Bedroom Two | Bathroom | WC

FIRST FLOOR

Bedroom One | Bedroom Three

OUTSIDE

Parking | Garage - Carport | Store
Home Office/Games Room/Studio | Gardens

Planning Permission has been previously granted for a replacement conservatory to the rear, replacement outbuilding to provide ancillary living accommodation and replacement roof to existing garage and car port 17/03228/FUL (Renewal of permissions 05-0283-FUL and 10/01049/FUL).

HAMLETTS HOUSE

Grange Lane | Whitegate | CW8 2BQ

Situated in a most sought-after quiet picturesque village location, a well-presented and charming semi-detached thatched cottage with superb flexible accommodation and many character features throughout. Positioned in 0.32 acres of extensive south-west facing beautifully landscaped private gardens with fantastic outside entertainment space leading to a clear running stream and undisturbed views across open farmland. The gated entrance opens onto the driveway providing off-road parking for several vehicles and leads to the detached garage, car port and home office/games room/studio.

Whitegate is a picturesque village nestled in a valley and is renowned for the Village Green and Maypole which is viewed against the background of the Church and with the Village School adjacent. There is the Vale Royal Abbey Golf Course and the renowned Plough Inn at opposite ends of the village with wonderful walks within woodland and lakes, this is a convenient location and a rural idyll, with a strong friendly village community. A few minutes away is Cheshire Polo Ground, Oulton Park and the award-winning Hollies Farm Shop restaurant and shopping experience.
Nearby Hartford is one of Cheshire's most popular villages, combining rural appeal with first class accessibility and a superb range of amenities. The village boasts a number of shops, including newsagents, pharmacy, florist, butchers and two general convenience stores - a Co- Operative and Sainsbury's. In addition, there are two very popular cafés/wine bars that also serve food throughout the day. Other facilities include the Hartford Hall Hotel, two public houses and two thriving churches. Hartford is renowned for its superb educational facilities catering for all age groups, including the highly reputable and very popular Grange School (Junior and Secondary level), Hartford Church of England High School, two excellent state junior schools, St Wilfred's Primary School, St Nicholas's Roman Catholic High School, Mid-Cheshire College of Further Education and a day nursery. With regards to leisure facilities, there are several good golf clubs nearby, a tennis/bowls club within walking distance of the property and many beautiful walks along the river Weaver, accessed from well- planned public footpaths.
Hartford is well positioned to take advantage of outdoor activities in central Cheshire, including dog walking, horse riding, and rambling, with the Whitegate Way, Marbury Country Park, Delamere Forest, and the Sandstone Trail all with easy travel distance. Several golf courses, including Hartford, Sandiway and Vale Royal are a few minute's drive away.
Although a rural village, Whitegate provides convenient access to major commercial centres within the Northwest of England, Manchester, and Liverpool International Airports. The motorway network is accessible via the M6 from the A556 nearby in Sandiway and north via the A49 to the M56.












THE
SECOND
EDITION
CAMBRIDGE
ENCYCLOPEDIA













































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.

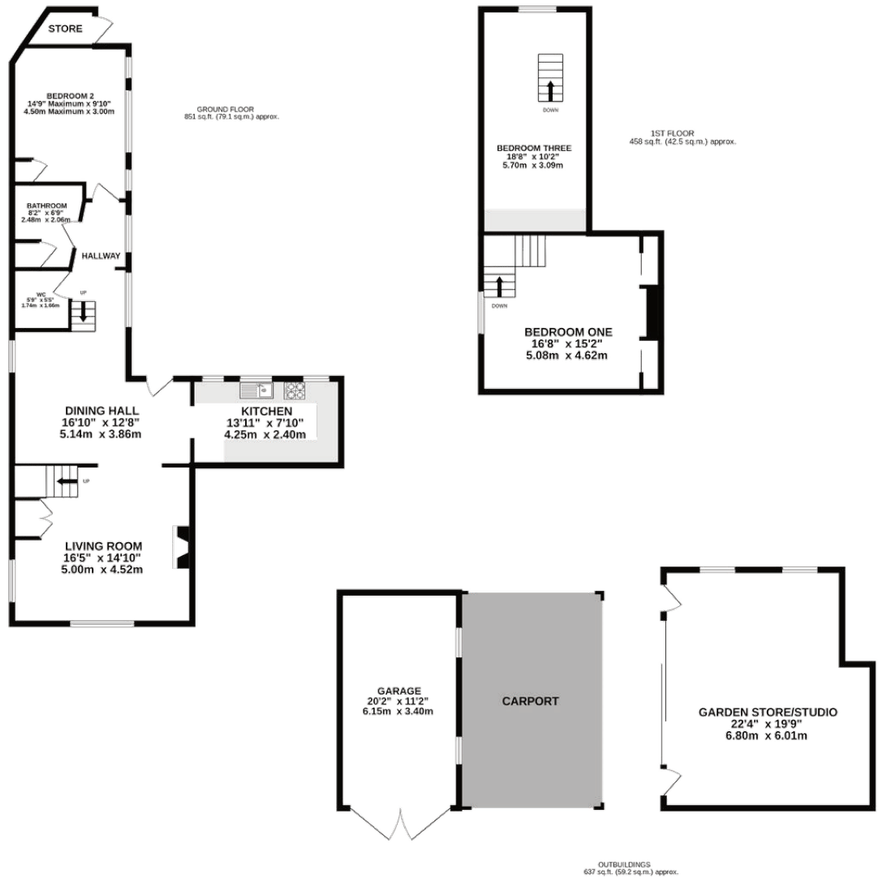
LOCAL AUTHORITY
Cheshire West And Chester. Council Tax – Band E.
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POSSESSION
Vacant possession upon completion.

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.





HINCHLIFFE
HOLMES

Hinchliffe Holmes is an award winning independent family estate agency positioned in the heart of Cheshire with offices in Tarporley, Northwich and Winsford.

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 marking 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.

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.

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.

more than **40,000** viewings arranged

£700 MILLION worth of property sold

on average **98.6%** of asking price achieved

OVER **8,500** OFFERS



HINCHLIFFE
HOLMES

INDEPENDENT ESTATE AGENTS

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

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