



HINCHLIFFE
HOLMES



CHURCH COTTAGE



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Royal Lane | Eaton | CW6 9AB

Situated in a sought-after quiet picturesque central village location and dating back to the early 17th century, an outstanding Grade II listed detached thatched cottage which has been sympathetically renovated to high specifications and quality of workmanship, with exceptional versatile accommodation and many charming character features throughout.

The property is set in an elevated position with beautifully landscaped south-facing private gardens and fantastic outside entertainment space overlooking the village church. The driveway provides off-road parking for several vehicles and leads to the large detached double garage.

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

Porch | Dining Room | Lounge | Breakfast Kitchen
Study - Bedroom Four | Utility Room | Shower Room

FIRST FLOOR

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

OUTSIDE

Parking | Garaging | Gardens | Boiler Room



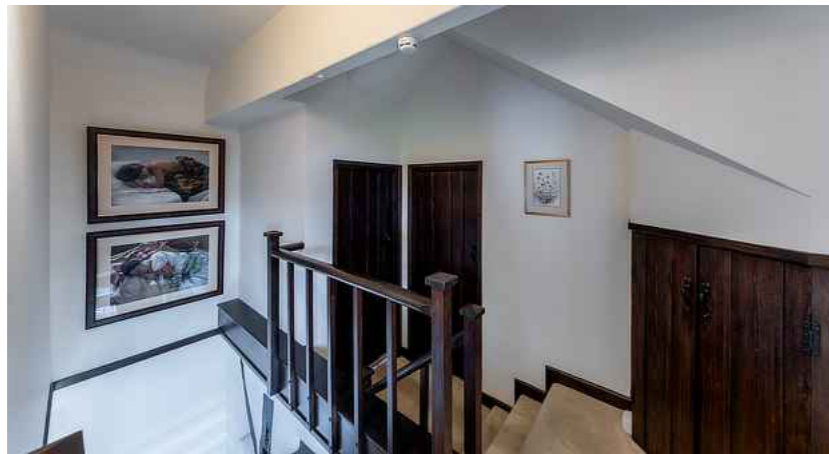
























Church Cottage



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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