



**HINCHLIFFE  
HOLMES**



**PRIMROSE COTTAGE**



# PRIMROSE COTTAGE

The Pickerings | Crowton | CW8 2TX

Positioned within the most picture-perfect setting with sweeping views of protected land alongside the calmness of the river weaver, Hinchliffe Holmes are honoured to present Primrose Cottage. This is not an ordinary property but is in fact a magnificent, detached cottage steeped in nearly 500 years of history. This property has been so cherished that it is being offered to the market for the first time in 24 years. This family home offers around 1845 SQFT of space throughout and sits on a generous plot extending to nearly two acres. Access to the property is provided by the private jetty and short boat trip or via a track maintained by Canal & River trust. If you are after peaceful tranquillity whilst being within 5 minutes of local activities, look no further than this beautiful home.

national and international communication links with a direct rail service from Runcorn to London Euston in under two hours and both Manchester (20 miles) and Liverpool (18 miles) International Airports within a short distance.

The property is located within 45 minute's drive of MediaCityUK, one of the fastest growing TV and radio broadcasting hubs in the United Kingdom. Nearby Frodsham is a historic market town providing a good range of local shops and amenities whilst further services can be found in the popular village of Tarporley and the Cathedral City of Chester. There are some excellent schools in the area including The Grange at Hartford (Juniors and Seniors) and King's and Queen's in Chester. Further afield are the public schools of Ellesmere College and Moreton Hall.

Crowton is within the heart of some of Cheshire's finest countryside. Amenities in Crowton Village include the well regarded "Hare & Hounds" Public House, a picturesque Church and local Primary School.

The area has excellent access to the commercial centres of the Northwest via the A49 (1.5miles) and M56 motorway (6 miles) which links to Manchester and the wider motorway network. In addition, there are good

For the equestrian enthusiast in the local vicinity there is Hunting with The Cheshire Forest, Polo at the Cheshire Polo Club near Tarporley, Horseracing at Chester, Haydock, Aintree and the excellent Somerford Park Equestrian Centre is approximately nineteen miles away. There are golf courses at Delamere, Sandiway and Tarporley Portal and excellent walks along the Sandstone Trail and through Delamere Forest.

## BASEMENT

Cellar

## GROUND FLOOR

Porch | Kitchen | Dining Room | Lounge  
Utility Room | WC | Porch

## FIRST FLOOR

Landing | Bedroom One | Bedroom Two  
Bedroom Three | Shower Room

## OUTSIDE

Store | Workshop - Storage | Gardens















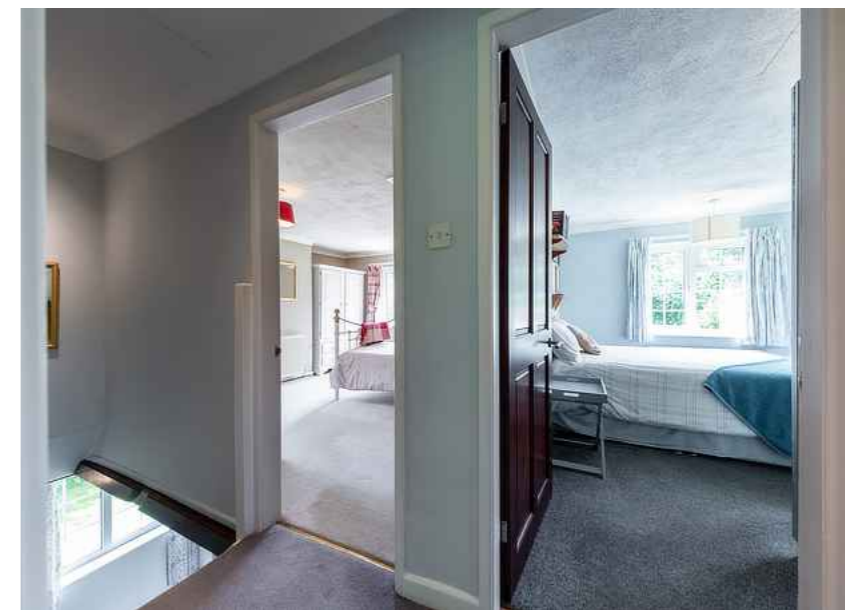






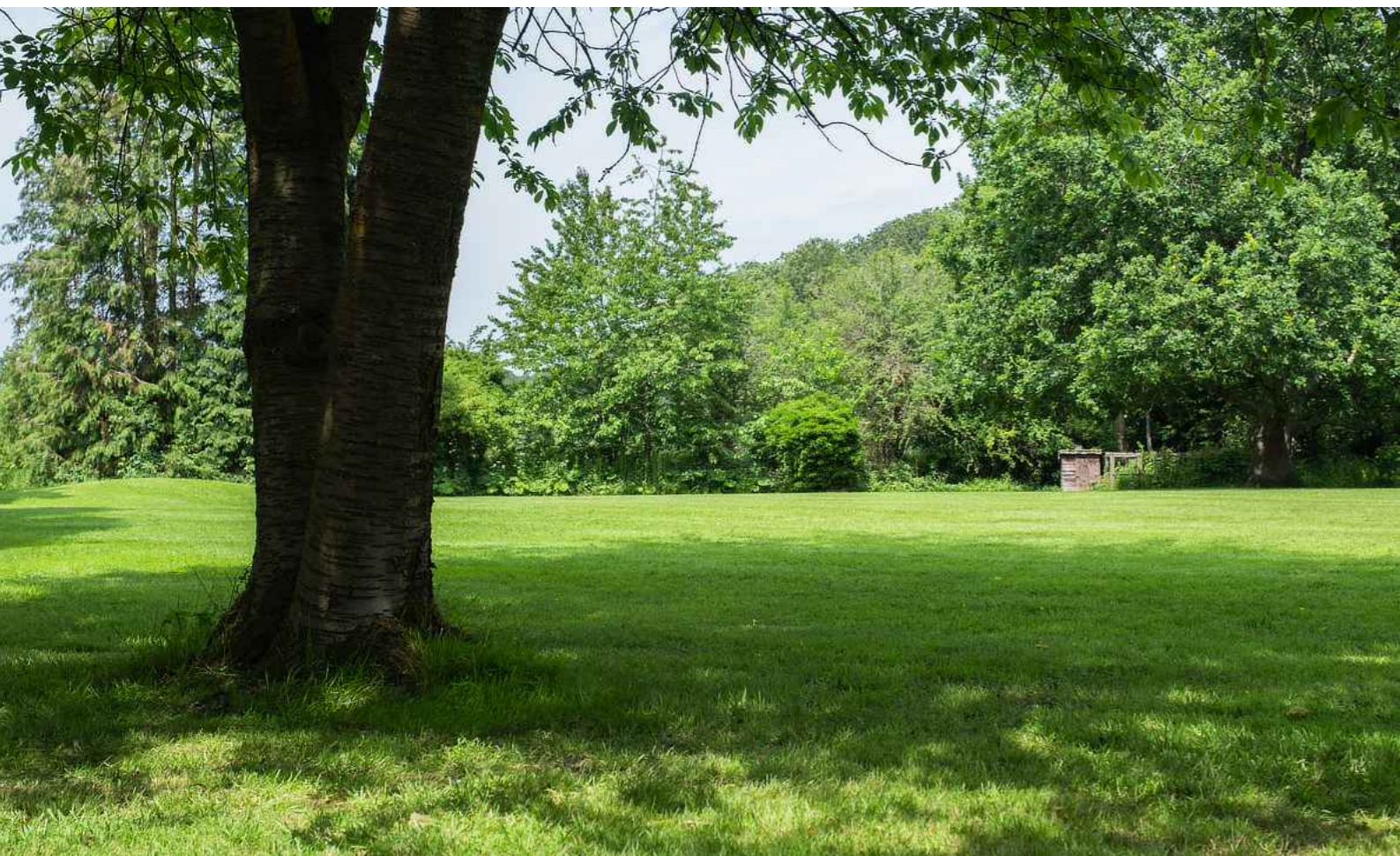










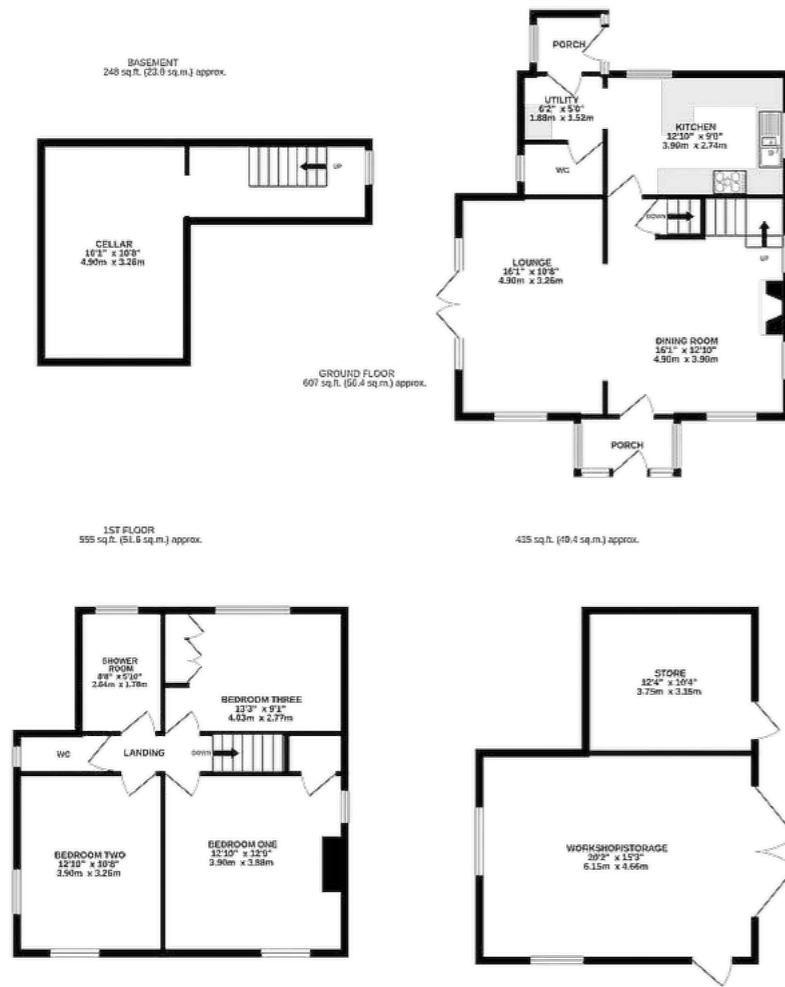




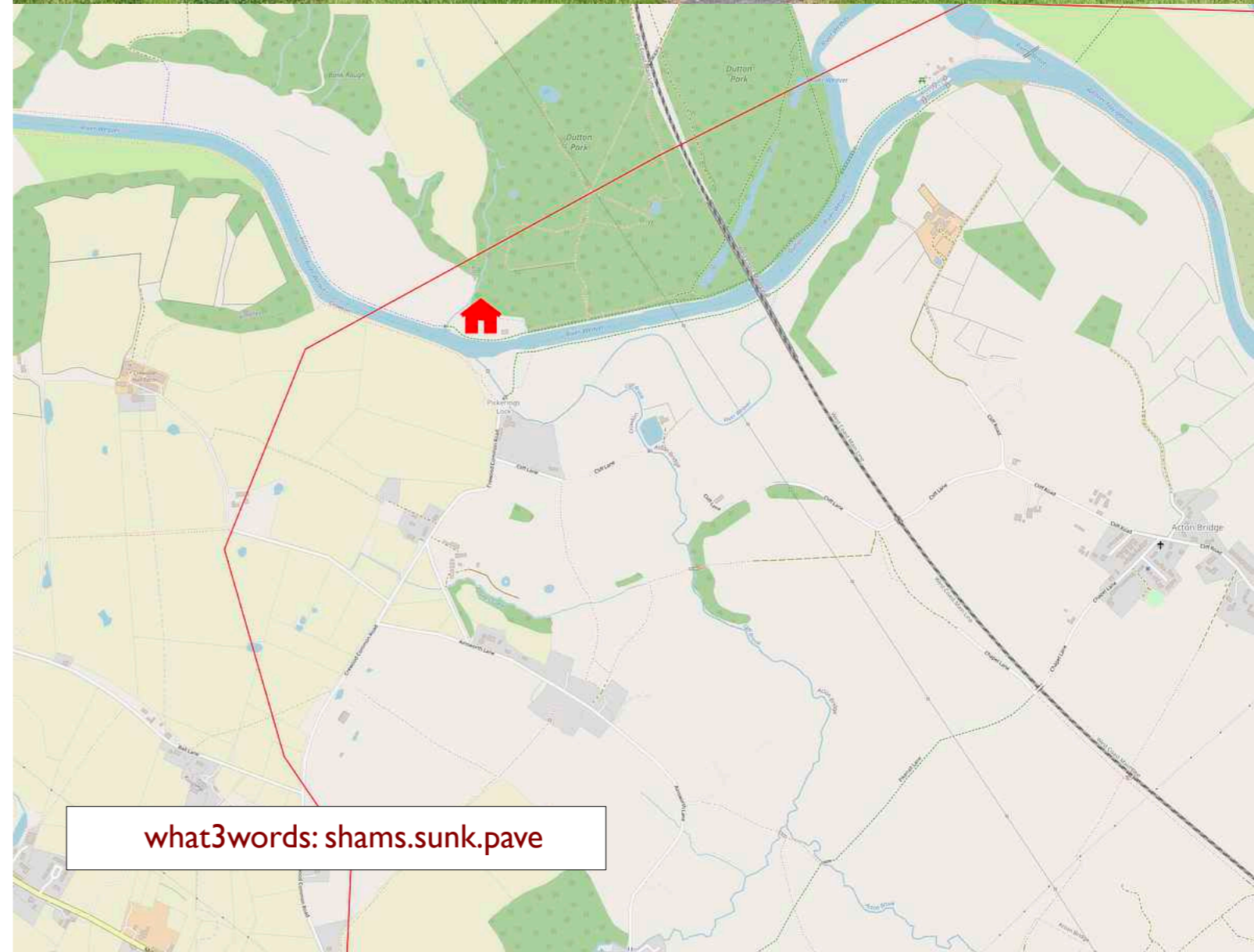








TOTAL FLOOR AREA : 1845 sq.ft. (171.4 sq.m.) approx.



what3words: shams.sunk.pave

**TENURE**

Freehold. Subject to verification by Vendor's Solicitor.

**SERVICES (NOT TESTED)**

We believe that mains water, electricity, central heating and drainage are connected.

**LOCAL AUTHORITY**

Cheshire West And Chester. Council Tax – Band F.

**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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