



HINCHLIFFE
HOLMES



LUNESDALE



GROUND FLOOR

Entrance Hall | Kitchen | Dining Room | Lounge
Utility Room

FIRST FLOOR

Landing | Bedroom One | Bedroom Two | Bedroom Three
Bedroom Four | Bedroom Five | Bathroom | Shower Room

OUTSIDE

Parking | Garage | Gardens

LUNESDALE

Grange Lane | Whitegate | CW8 2BQ

Situated within the quaint and popular village of Whitegate, this detached family home offers a wealth of space throughout. Featuring around 1,419 SQFT of living accommodation split across five bedrooms, two bathrooms, and two reception rooms. Externally, the property benefits from off road parking for multiple vehicles, garage and a beautiful landscaped private garden to the rear with stunning views.

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 and thatched cottages opposite. 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.

Within 12 minute's drive is the award-winning village of Tarporley, which 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, primary school and secondary school with OUTSTANDING Ofsted reports.

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.

Additional amenities can be found nearby in the neighbouring village of Hartford where there is a main line railway station (Crewe - Liverpool) with services to London and with Greenbank and Sandiway stations on the Altrincham to Chester line. Private schooling is available at The Grange School in Hartford and there are well performing Schools in the area as well as Sir John Deane's 6th Form College and Mid Cheshire College of Further Education with centres in Hartford and Winsford.

























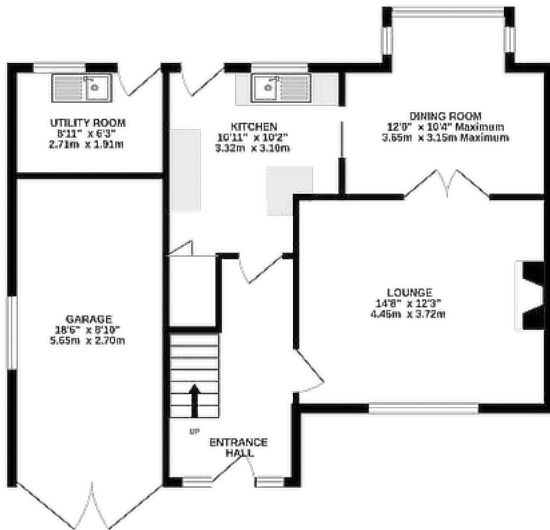




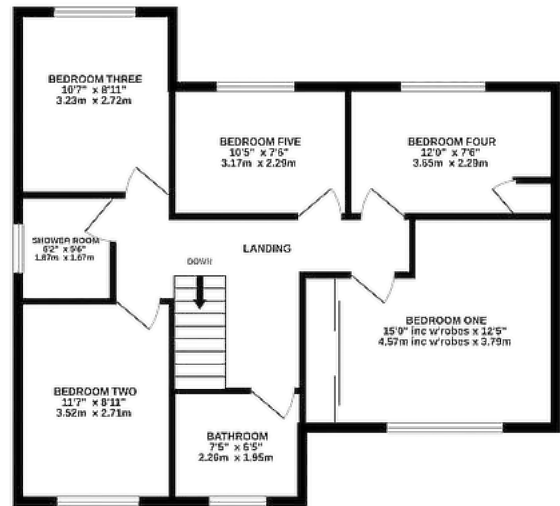




GROUND FLOOR
699 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA: 1419 sq.ft. (131.9 sq.m.) approx.

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.

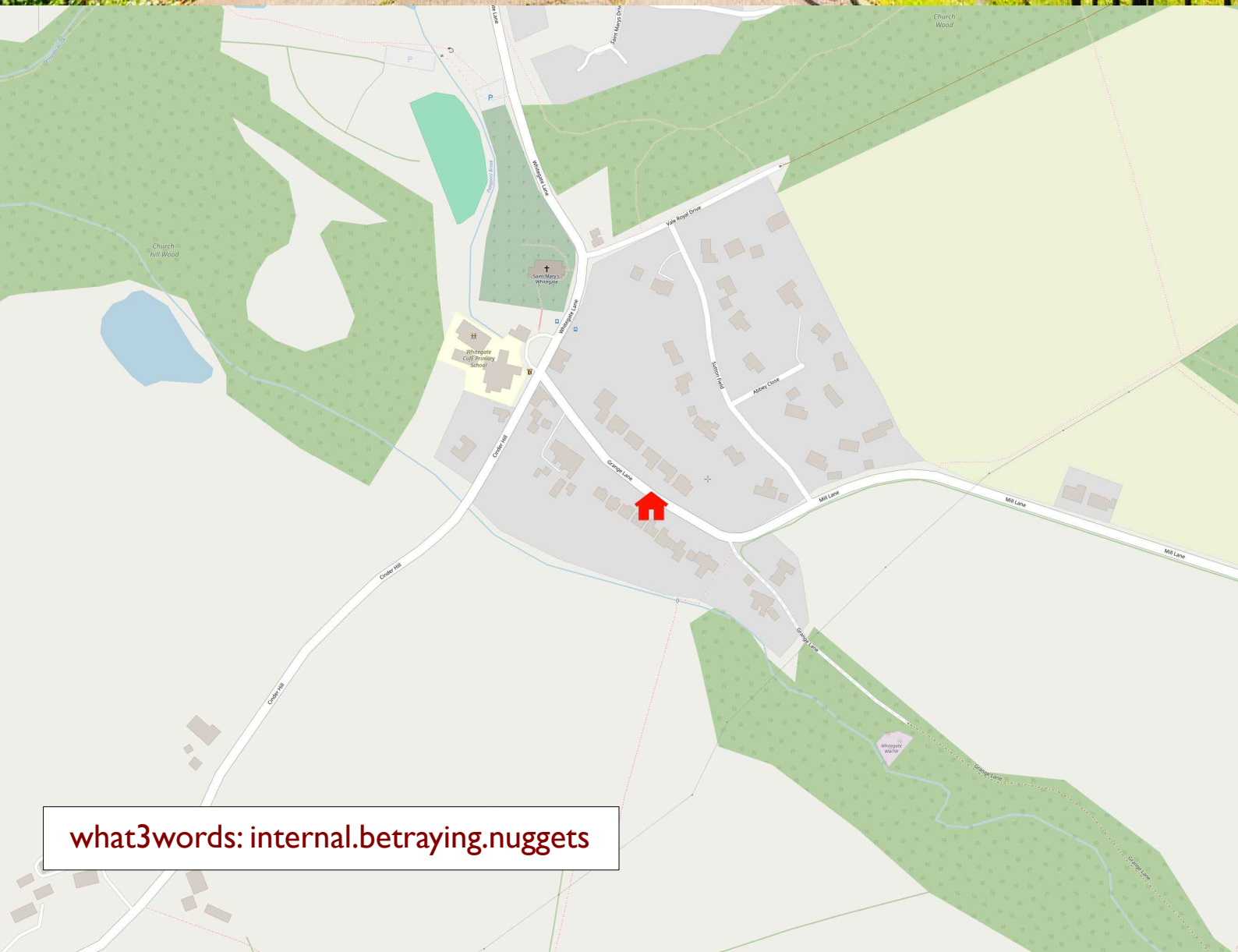
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(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(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;

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what3words: internal.betraying.nuggets



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

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.

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.

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



UNITED KINGDOM
PROPERTY AWARDS
REAL ESTATE



ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD

★★★★★

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SINGLE OFFICE CHESHIRE

Hinchliffe Holmes

2021-2022



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AUTHORISED DEALER
P&A WOOD

★★★★★


BEST ESTATE AGENCY
CHESHIRE

Ben Hinchliffe

2022-2023



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2022-2023



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Hinchliffe Holmes

2023-2024



TheNegotiator
Awards 2022

REGIONAL AGENCY
OF THE YEAR
NORTH EAST
& NORTH WEST

GOLD



BEST
ESTATE AGENT GUIDE
AWARDS 2023

WINNER
LETTINGS

AWARDED FOR
MARKETING | SERVICE | RESULTS





HINCHLIFFE
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INDEPENDENT ESTATE AGENTS

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

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