HINCHLIFFE
HOLMES




# SHROPPIE COTTAGE



**GROUND FLOOR**

Entrance Hall | Dining Kitchen | Lounge | Utility Room | WC

**FIRST FLOOR**

Landing | Bedroom One | Bedroom Two | Bathroom

**SECOND FLOOR**

Bedroom Three - En-suite

**OUTSIDE**

Parking | Garage | Gardens

# SHROPPIE COTTAGE

Nantwich Road | Calveley | CW6 9JT

**Situated in a popular and most convenient location with undisturbed views across open farmland and adjoining the Shropshire Union Canal, a beautifully presented, extended, and upgraded semi-detached cottage with superb accommodation throughout. South-west facing landscaped private gardens, driveway providing extensive off-road parking and detached garage.**

Calveley is a small hamlet situated within 4 miles of Tarporley Village, 3 miles of Bunbury, 7 miles of Nantwich and 14 miles of Chester City Centre. Amongst outstanding views and rural walks Calveley houses its own Primary and Junior School. The adjoining village of Alpraham provides two public houses.

A short distance away is Bunbury which is a picturesque village that offers a range of local amenities with a convenience store, three public houses and a beautiful Church which dates back over 1,000 years. There is also a cricket club, bowls club, tennis club and Medical Centre. Of particular note is Bunbury Primary School which enjoys a reputation for academic excellence. The Primary School also acts as a feeder into Tarporley High School.

The award-winning village of Tarporley, is renowned for its Historic High Street and offers a superb range of amenities including fashion boutiques, art galleries, DIY, florists, 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.

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Please slow down past moored boats
CHEESE SHOP & CAFE












TOTAL FLOOR AREA : 1224 sq.ft. (113.8 sq.m.) approx.

## TENURE
Freehold. Subject to verification by Vendor's Solicitor.

## SERVICES (NOT TESTED)
We believe that mains water, electricity, oil-fired central heating and private drainage are connected.

## LOCAL AUTHORITY
Cheshire East Council.

## 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;
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**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 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.

## 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


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REAL ESTATE
ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD
BEST ESTATE AGENCY
SINGLE OFFICE CHESHIRE
Hinchliffe Holmes
2021-2022
UNITED KINGDOM
PROPERTY
AWARDS
REAL ESTATE
ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
P&A WOOD
BEST ESTATE AGENT
CHESHIRE
Ben Hinchliffe
2022-2023
UNITED KINGDOM
PROPERTY
AWARDS
REAL ESTATE
ROLLS-ROYCE
MOTOR CARS
AUTHORISED DEALER
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TARPORLEY OFFICE

56B High Street, Tarporley, Cheshire, CW6 0AG

01829 730 021 - tarporley@hinchliffeholmes.co.uk

NORTHWICH OFFICE

28 High Street, Northwich, Cheshire, CW9 5BJ

01606 330 303 - northwich@hinchliffeholmes.co.uk

www.hinchliffeholmes.co.uk