



Floor Plans

(Not to scale)

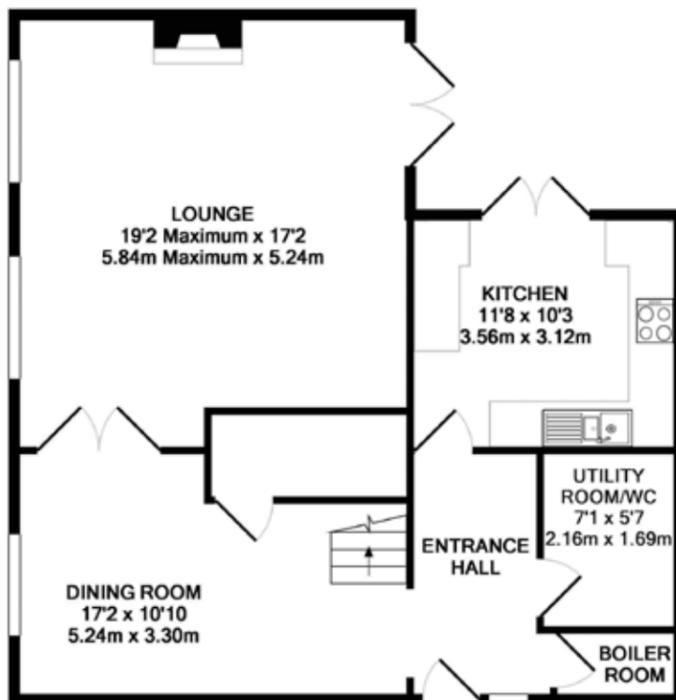


NOTICE: Hinchliffe Holmes for themselves and for the vendors or lessors of this property whose agents they are give notice that:

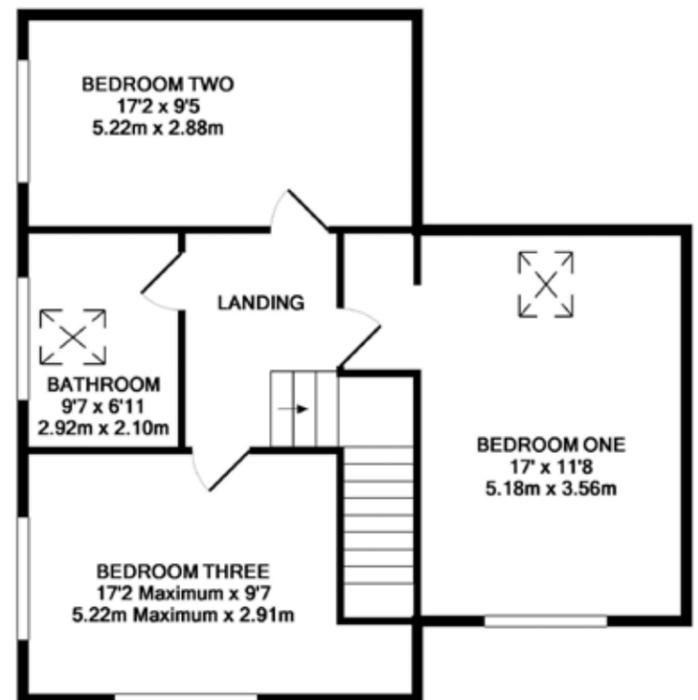
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

(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.



GROUND FLOOR
APPROX. FLOOR
AREA 758 SQ.FT.
(70.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 708 SQ.FT.
(65.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1466 SQ.FT. (136.2 SQ.M.)

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
Made with Metropix ©2017

TARPORLEY

56B High Street, Tarporley
Cheshire CW6 0AG

01829 730 021

tarporley@hinchliffeholmes.co.uk

NORTHWICH

28 High Street, Northwich
Cheshire CW9 5BJ

01606 330 303

northwich@hinchliffeholmes.co.uk

Church House

Wrexham Road, Bulkeley, Cheshire SY14 8BW

 2 Reception Rooms  3 Bedrooms  1 Bathrooms

Situated in a convenient and popular location a well-presented detached converted church with character and charm throughout. Private courtyard garden and off road parking for several vehicles.

LOCATION

Bulkeley and the nearby villages of Bickerton and Broxton are renowned for their natural beauty and proximity to surrounding countryside. The villages of Malpas and Tarporley are only 6 miles away and both offer a wide range of shopping and recreational facilities. For those with educational requirements the house stands within the catchment area for the highly regarded Bickerton Primary School and the ever popular Bishop Heber Secondary School in Malpas. Bunbury village is also close by and has its own primary school and a good array of day to day convenience shops.

Bulkeley also provides a convenient and central base for the business traveller, in addition to the extensive road links leading to the M56, M6, A49 and A51 there is also a railway station at Crewe that can be found within 20 minutes with an excellent direct service to London. In addition there are railway stations at Chester and Wrenbury. Manchester and Liverpool International Airports can both be accessed within 40 minutes to an hours drive.

Bulkeley is the centre point of a triangle of Nantwich, Tarporley and Malpas, three highly attractive areas renowned for individual retail outlets and an immense character and charm. The extensive amenities of Chester City Centre can be accessed within 20 minutes drive.

The area as a whole is ideal for those who enjoy rural living with walks in Bulkeley Hill Wood, Bickerton Hills and the Sandstone Trail readily accessible. The National Trust have recently taken over the management and ownership of many of these walkways thereby providing future protection as to the use of the land. In terms of Pubs and Restaurants, the Bickerton Poacher, Egerton Arms, Dysart Arms and Yew Tree Inn are all within a short distance whilst those who enjoy a bracing walk can even venture to the Pheasant Inn in Burwardsley, an outstanding Pub/Restaurant that enjoys truly magnificent and far reaching elevated views.

DIRECTIONS

From our office in Tarporley, proceed down to High Street towards the A51 bypass. At the junction turn left in the direction of Nantwich. At the traffic lights with the Red Fox Indian on the right hand side, turn right onto the A49 (Whitchurch Road). Proceed passing Beeston Market on the right and side and The Wild Boar Hotel on the left and on approach into Ridley turn right onto the A534 (Wrexham Road) signposted Wrexham. Proceed for 1.5 miles and the property will be found on the left hand side clearly identified by a Hinchliffe Holmes For Sale board.

IN FURTHER DETAILS THE ACCOMMODATION COMPRISES:-

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering the contract.

GROUND FLOOR

Entrance Hall

Travertine tiled floor, inset downlighters and radiator.

Boiler Cupboard

Travertine tiled floor, window to front and inset downlighters.

Utility Room/Separate WC 2.16m (7'1) x 1.7m (5'7)

Travertine tiled floor, low level WC, wall mounted wash basin, Travertine tiled splashback, space and plumbing for washing machine and separate dryer with work surface over, inset downlighters and radiator.

Kitchen 3.56m (11'8) x 3.12m (10'3)

Travertine tiled floor, fitted with a range of wall and base units comprising cupboards and drawers, base units with work surfaces over and Travertine tiled splashback, inset stainless steel one and a half bowl single drainer sink unit with mixer tap, inset four ring induction hob with extractor over and oven, built-in dishwasher, built-in fridge, built-in freezer, double doors to rear, inset downlighters and radiator.

Dining/Family Room 5.23m (17'2) x 3.3m (10'10)

Accessed via Entrance Hall. Exposed beams, wall light points, stairs to First Floor, under stairs storage, window to side and radiator. Double doors leading through into:-

Lounge 5.84m (19'2) Max x 5.23m (17'2)

Exposed brick fireplace with Oak mantel and quarry tiled hearth, windows to side, exposed beams, double doors to side, wall light points, fitted shelving and radiators.

FIRST FLOOR

Landing

Loft access, inset downlighters and radiator.

Bedroom One 5.18m (17') x 3.56m (11'8)

Built-in cupboards, window to front, Velux window to rear, eaves storage, inset downlighters and radiator.

Bedroom Two 5.23m (17'2) x 2.87m (9'5)

Windows to front and side, inset downlighters and radiator.

Bedroom Three 5.23m (17'2) Max x 2.92m (9'7)

Windows to side, inset downlighters and radiator.

Family Bathroom 2.92m (9'7) x 2.11m (6'11)

Low level WC, pedestal wash basin with Travertine tiled splashback, free standing roll top bath with mixer tap and separate shower head attachment, shower unit with wall mounted shower head over and fully tiled Travertine splashback, Velux window to side, inset downlighters, window to side and radiator.

OUTSIDE

Garden

The property is approached via a shared brick pillared entrance that leads to the gravelled area providing off road parking for several vehicles.

To the side of the property there is a timber gate, shrub borders, concealed bin store and Oil tank storage area. The delightful rear courtyard is ideal for outside entertainment and a brick walled boundary creates privacy.

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

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

LOCAL AUTHORITY

Cheshire East Council.

POSTCODE

SY14 8BW

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

