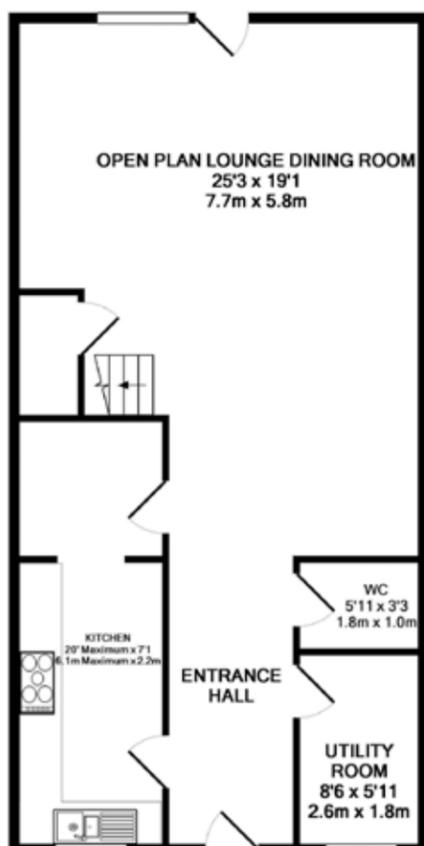




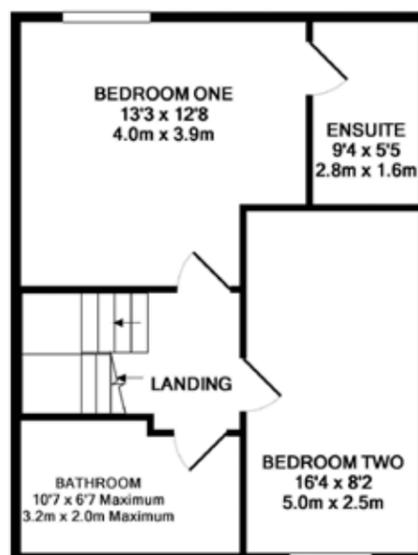
Floor Plans
(Not to scale)



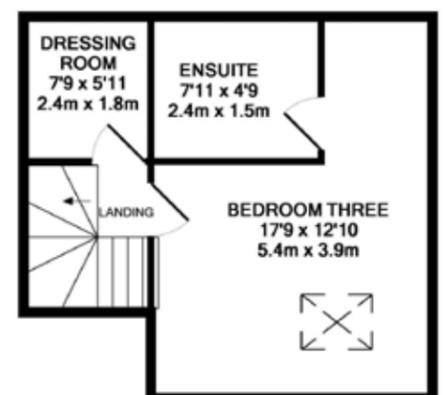
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 (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as 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 739 SQ.FT.
(68.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 481 SQ.FT.
(44.7 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 315 SQ.FT.
(29.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1535 SQ.FT. (142.6 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.
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TARPORLEY

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tarporley@hinchliffeholmes.co.uk

NORTHWICH

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Cheshire CW9 5BJ

01606 330 303

northwich@hinchliffeholmes.co.uk

4, Hoofield Hall Barns

Hoofield Lane, Huxley, Cheshire CH3 9BL

 1 Reception Rooms  3 Bedrooms  3 Bathrooms

THREE BEDROOMS - APPROXIMATELY 1,776 SQ/FT (INCLUDING GARAGE)

Hoofield Hall Barns comprise of six elegant Grade II listed barn conversions occupying a tranquil position close to the popular and favoured village of Tarporley, overlooking Hoofield Hall and its grounds.

LOCATION

Huxley is a quiet picturesque hamlet in an area renowned for its natural beauty. There is a primary school, Methodist Church and Village Hall.

Close by is the village of Tattenhall which is situated within some of Cheshire's most glorious countryside with the nearby Peckforton and Bickerton Hills, and Beeston and Peckforton Castles providing a stunning and dramatic backdrop. The village provides a good range of amenities including general store, post office, butcher, chemist, doctor's surgery, sports centre, public houses, restaurants, and an 'outstanding' OFSTED rated primary school. The nearby A41 allows easy access into the historic city of Chester approximately 9 miles away and also provides a link to the A51, M53, and M56, facilitating travel to a number of commercial destinations within the North-West. A little further afield is the award winning village of Tarporley, which is renowned for its Historic High Street and 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.

DIRECTIONS

From our office in Tarporley proceed in the direction of Nantwich and turn right just after the Foresters Arms public house into Birch Heath Road. Continue to the t-junction and turn right onto Huxley Lane which naturally leads into Church Lane. Continue through to Huxley, passing the Primary School on the right hand side and the road naturally leads into Hoofield Lane where the development will be found in a short distance on the right hand side.

INTRODUCTION

The barns will be restored sympathetically so that the integrity of these iconic buildings remains intact, whilst offering luxury living accommodation. The barns will be restored using lime mortar, the diamond air brick patterns, which give the building its unique character, will be retained, along with the Grosvenor Red colour, which can be seen on the windows and guttering.

Cheshire Barn Homes, develop new homes with energy efficiency in mind. Hoofield Hall Barns will be installed with a Ground Source Heat Pump to each property. This system provides the lowest running cost of any heating system because it uses a small amount of electricity to transfer a large amount of naturally occurring heat from the ground. The exceptional standard of Cheshire Barn Homes will include under floor heating and customer's own selection of luxury flooring and tiling from an elegant range, making the purchase uniquely creative to the homeowner. Likewise, the barns will be fitted with a hand made kitchen of the customer's choice from a magnificent range at The Cheshire Kitchen Company.

There's one thing that Cheshire Barn Homes promise to all of their customers:- A personable service, built on trust. The barns will be built to the high standard expected of Cheshire Barn Homes, who won the Local Authority Building Controls and have been recognised nationally for their attention to detail with previous developments.

INCLUDED

- Handmade kitchens, specifically designed to a client's unique style by The Cheshire Kitchen Company.
- Choice of tile, wood flooring or luxury carpets, selected from the beautiful range at Clay and Rock.
- All bathroom fittings, again, tiled to the client's taste.
- Private gardens to the front and rear, in addition to beautifully restored communal areas, and courtyard, overlooking Hoofield Hall and its grounds.
- Private Oak framed garage and storage space.
- Renewable heating systems, in the form of Ground Source Heat Pumps.
- Under floor heating and heat recovery systems to aid ventilation and prevent heat loss.

GROUND FLOOR

Entrance Hall

Separate WC/Cloaks 1.8m (5'11) x .99m (3'3)

Utility Room 2.59m (8'6) x 1.8m (5'11)

Open Plan Lounge/Dining Room

7.7m (25'3) x 5.82m (19'1)

Kitchen 6.1m (20') Max x 2.16m (7'1)

FIRST FLOOR

Landing

Bedroom One 4.04m (13'3) x 3.86m (12'8)

En-suite Shower Room 2.84m (9'4) x 1.65m (5'5)

Bedroom Two 4.98m (16'4) x 2.49m (8'2)

Family Bathroom 3.23m (10'7) x 2.01m (6'7) Max

SECOND FLOOR

Landing

Dressing Room 2.36m (7'9) x 1.8m (5'11)

Bedroom Three 5.41m (17'9) x 3.91m (12'10)

En-suite Shower Room 2.41m (7'11) x 1.45m (4'9)

OUTSIDE

Garden

Car Port and Parking

TENURE

Leasehold - 999 years. Subject to verification by Vendor's Solicitor.

SERVICES (NOT TESTED)

We believe that mains water, electricity, Ground Source Heat Pump and private drainage are connected.

LOCAL AUTHORITY

Cheshire West And Chester.

POSTCODE

CH3 9BL

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

Please Note:- All photographs and CGI visuals shown are for illustration purposes only.

