

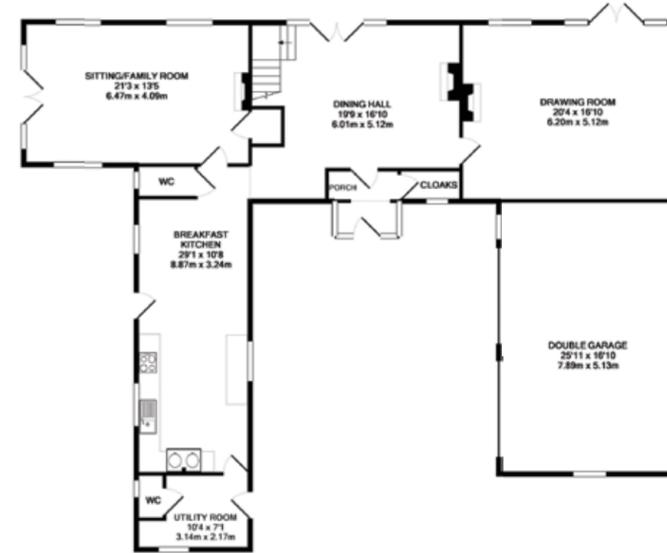


Acton Bridge

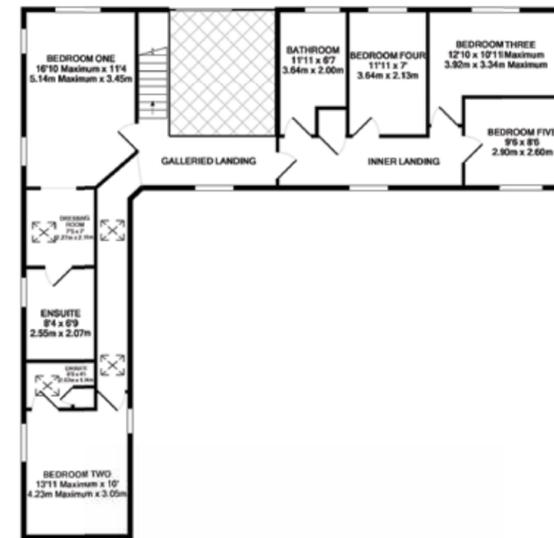


£830,000

INDEPENDENT ESTATE AGENTS



GROUND FLOOR
APPROX. FLOOR
AREA 1798 SQ.FT.
(166.8 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 1069 SQ.FT.
(98.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2866 SQ.FT. (265.3 SQ.M.)
While every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of floors, walls, cupboards 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 equipment shown here are not tested and no guarantee is given in relation to their operation or efficiency, can be given.
Made with Metreplan 02/18

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.



www.hinchliffeholmes.co.uk

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



Situated in a sought after quiet location and positioned in grounds over 1.4 acres with superb views across the Cheshire countryside, an outstanding and beautifully presented detached family home with over 2,800 sq.ft. of flexible accommodation throughout. Extensive landscaped private gardens, electric gated entrance, driveway providing off road parking for several vehicles and double garage.

Hillcliffe House

Cliff Road, Acton Bridge CW8 3QP

 3 Reception Rooms

 5 Bedrooms

 3 Bathrooms

Situated in a sought after quiet location and positioned in grounds over 1.4 acres with superb views across the Cheshire countryside, an outstanding and beautifully presented detached family home with over 2,800 sq.ft. of flexible accommodation throughout. Extensive landscaped private gardens, electric gated entrance, driveway providing off road parking for several vehicles and double garage.

LOCATION

The semi rural village of Acton Bridge is renowned as one of Cheshire's most desirable village locations that is nestled in the heart of beautiful countryside, yet lies only a 10-15 minute drive from the nearby centres including Tarporley, Northwich and Frodsham. Within two minutes drive of the house is Acton Bridge Railway Station which runs on the Liverpool - London line in addition to two public houses and a Church. The adjoining village of Crowton also has a picturesque church and a popular primary school, whilst the area as a whole provides a superb base from which to reach an outstanding range of educational establishments in both the private and state sector that cater for children from infant school age through to sixth form level. Acton Bridge is also an ideal base for the business traveller with many commercial centres including Chester, Manchester, Liverpool and Warrington being within comfortable daily travelling distance. Within a short drive there is also good access onto the A49, A51, M6 and M56 whilst Manchester and Liverpool international Airports can be found within 40 minutes drive. For those seeking to enjoy the surrounding countryside, there is a vast array of delightful rural walks close at hand. Day to day shops and facilities are also found in nearby villages of Weaverham and Hartford.



DIRECTIONS

Take the Castle Street exit out of Northwich and continue through the traffic lights onto Chester Road. Approximately a quarter of a mile further on bear right and immediate left onto Beach Road. Stay on this road, continuing over the mini roundabout onto Northwich Road, passing through the village of Weaverham. Pass through the centre of the village with the shops on the right hand side and shortly after at the T junction, turn left and immediate right onto Station Road. Stay on this road which leads into Acton Bridge and with the Hazel Pear Pub directly in front of you turn right turn onto Hill Top Road. Follow Hill Top Road and in a short distance filter left onto Cliff Road where the property can be found on the left hand side.



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 Porch 2.09m (6'10) Max x 2.06m (6'9) Max

Front aspect timber framed door with timber framed double glazed window to front and having both side aspect windows. Ceiling mounted light fitting. Tiled floor. Door to cloaks cupboard and timber obscured glass panelled door leading to the Dining Hall.

Cloaks 1.76m (5'9) x .86m (2'10)



Dining Hall 6.02m (19'9) x 5.13m (16'10)

Rear aspect timber framed double glazed double doors opening onto patio with matching windows to the side. Substantial high level timber framed fanlight above. Fully vaulted ceiling with galleried landing over. Tiled flooring. Large Cheshire brick Inglenook fireplace with timber beam mantle and stone hearth with open grate. Four wall mounted light fittings. Exposed ceiling timbers.

Drawing Room 6.2m (20'4) x 5.13m (16'10)

Rear aspect timber framed double doors opening onto patio with matching windows to either side. Rear aspect timber framed double glazed window. Two single panel radiators. Three wall mounted light fittings. Exposed ceiling timbers. Fireplace with stone hearth, Cheshire brick inset and stone surround housing living flame gas fire.

Inner Hall

Accessed via Dining Hall.

Separate WC 1.7m (5'7) x .93m (3'1)

Side aspect timber framed double glazed obscured glass window. Low level WC with handle flush. Wall mounted wash hand basin with chrome taps. Ceiling mounted light fitting. Single panel radiator. Tiled floor.

Sitting/Family Room 6.48m (21'3) x 4.09m (13'5)

Two rear aspect timber framed double glazed windows. Side aspect timber framed double glazed double doors opening onto patio. Front aspect timber framed double glazed window. Two double panel radiators. Exposed ceiling timbers. Recessed ceiling spotlights. Gas fireplace with stone hearth, surround and mantle. Door to storage cupboard.

Breakfast Kitchen 8.86m (29'1) x 3.25m (10'8)

Two side aspect timber framed double glazed windows to either aspect. Side aspect timber framed double glazed door opening onto patio. Double panel radiator. Tiled floor. Fitted with a range of wall

and floor mounted kitchen units with a granite preparation surface. Four ring electric hob with multispeed extractor hood above. Single electric oven. Microwave. Cheshire brick hearth and beam mantle above housing gas fired Aga. Belfast sink with mixer tap. Integrated Neff dishwasher. Tiled floor. Exposed ceiling timbers. Recessed ceiling spotlights. Tiled splashbacks. Ample space for kitchen table.

Utility Room 3.15m (10'4) x 2.16m (7'1)

Side aspect timber framed double glazed partially obscured glass door opening and overlooking the driveway to the front. Front aspect timber framed double glazed windows. Single panel radiator. Space for washing machine and dryer. Ample space for further white good storage. Substantial built-in fitted storage.

Separate WC 1.3m (4'3) x .8m (2'7)

Side aspect timber framed double glazed obscured glass window. Low level WC with handle flush. Tiled floor. Ceiling mounted light fitting.

FIRST FLOOR

Galleried Landing

Excellent views over the garden to the rear and front aspect views across the front driveway, garden and fields opposite. Double panel radiator. Exposed ceiling timbers. Vaulted ceiling. Two wall mounted light fittings. Double panel radiator. Two Velux skylights.

Bedroom One 5.13m (16'10) Max x 3.45m (11'4)

Rear aspect timber framed double glazed window. Two side aspect timber framed double glazed windows. Single panel radiator. Ceiling mounted light fitting. Framed opening and steps leading down to:-

Dressing Room 2.26m (7'5) x 2.13m (7')

Velux skylight. Fitted wardrobe furniture. Door leading to:-

En-suite Shower Room 2.54m (8'4) x 2.06m (6'9)

Side aspect timber framed double glazed windows. Low level WC with handle flush. Pedestal wash hand basin with chrome taps.



Panelled bath with chrome taps. Fully tiled shower enclosure. Single panel radiator. Extractor fan. Recessed ceiling spotlights.

Bedroom Two 4.24m (13'11) Max x 3.05m (10')

Side aspect timber framed double glazed windows. Side aspect circular double glazed window. Double panel radiator. Ceiling mounted light fitting.

En-suite Shower Room 2.06m (6'9) x 1.35m (4'5)

Velux skylight. Low level WC with handle flush. Wall mounted wash hand basin with chrome taps and tiled splashback. Fully tiled shower enclosure with electric shower fitting. Door to airing cupboard housing water cylinder and slatted shelving. Extractor fan. Wall mounted light fitting. Recessed ceiling spotlights.

Inner Landing

Recessed ceiling spotlights. Front aspect circular timber framed double glazed window. Single panel radiator. Airing cupboard housing water cylinder and slatted shelving.

Bedroom Three 3.91m (12'10) x 3.33m (10'11) Max

Rear aspect timber framed double glazed window. Single panel radiator. Ceiling mounted light fitting. Fitted wardrobe furniture.

Bedroom Four 3.63m (11'11) x 2.13m (7')

Rear aspect timber framed double glazed window. Single panel radiator. Ceiling mounted light fitting. Fitted wardrobe furniture.

Bedroom Five 2.9m (9'6) x 2.59m (8'6)

Front aspect timber framed double glazed window. Single panel radiator. Ceiling mounted light fitting. Fitted wardrobe furniture.

Family Bathroom 3.63m (11'11) x 2.01m (6'7)

Rear aspect timber framed double glazed window. Low level WC with handle flush. Pedestal wash hand basin with chrome taps. Panelled bath with chrome taps and shower fitting and screen with tiled splashback. Single panel radiator. Recessed ceiling spotlights. Extractor fan.

OUTSIDE

Gardens

The property is accessed through electrically operated brick pillared gates leading to a sweeping driveway with ample parking and turning space for up to six vehicles.

Well manicured areas of lawn to either side and mature trees and hedges and post and rail fencing denoting the boundaries. Access can be sought to the rear of the property down the side where there is a patio flanking the side and rear of the house. There is a substantial area of lawn. The boundaries are defined by mature trees and hedging and post and rail fencing to the side and rear with an expertly landscaped section directly flanking the rear of the house with many seating areas. There are further areas of well maintained trees and hedges and foliage positioned strategically through the garden offering good levels of privacy and seclusion and having excellent views over adjoining countryside.

Double Garage 7.9m (25'11) x 5.13m (16'10)

Electric up and over door. Windows to front and side aspects.

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES (Not Tested)

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

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band G.

POSTCODE

CW8 3QP

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.