

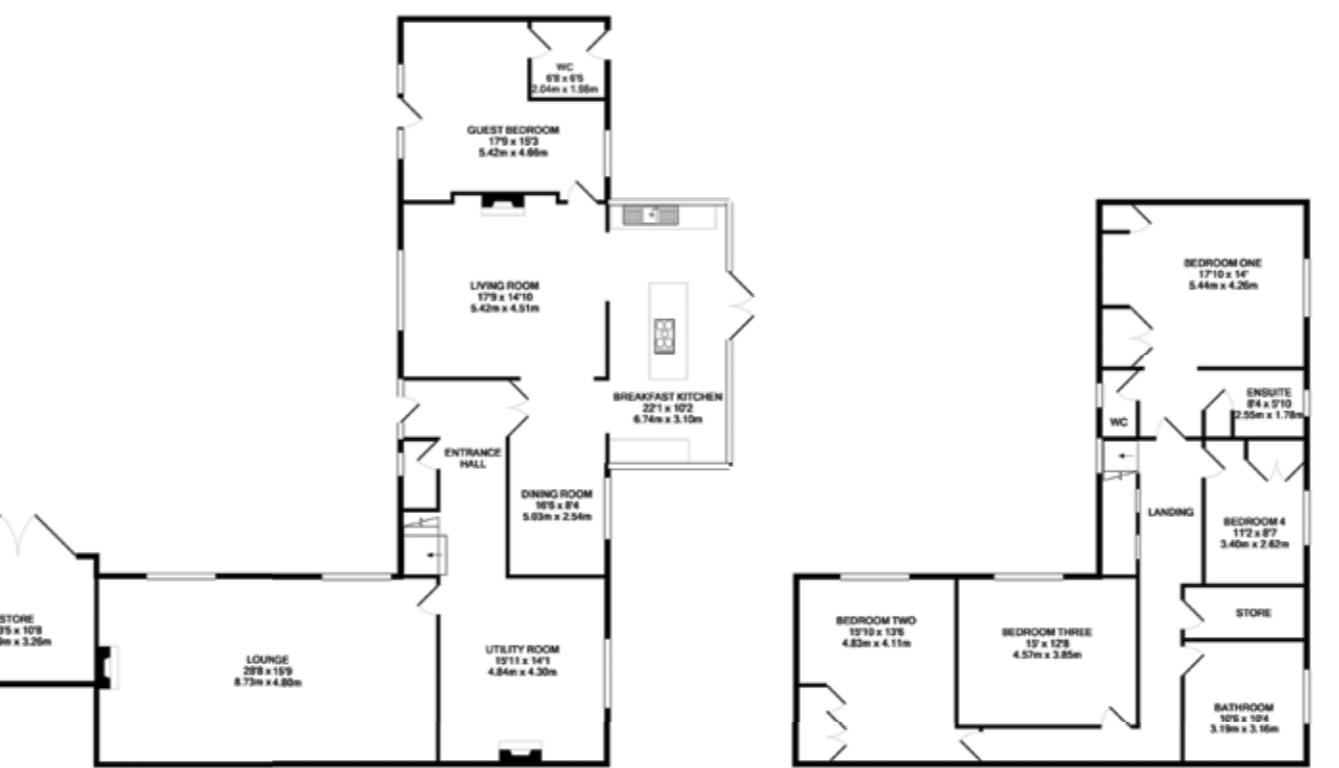


Whatcroft



INDEPENDENT ESTATE AGENTS

£650,000



## Floor Plans (Not to scale)



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*Halfway House is a spacious, recently improved five bedroom detached home situated in Whatcroft. Offered to the market with an abundance of potential Halfway House is perfect for those looking for a family home with plenty of outdoor space or for those looking for a development opportunity (subject to planning). With a plot size of approximately 1.71 acres this property also has commercial potential and has previously had a Grant of Certificate of Lawful Use as a commercial premises. Internally the property is spacious and offers approximately 3,062 sq.ft. of accommodation including three reception rooms an incredibly light kitchen with views of the garden and countryside and a downstairs guest room with en-suite. Viewing is highly recommended.*

# Halfway House

King Street, Whatcroft CW9 7SF

3 Reception Rooms

5 Bedrooms

2 Bathrooms

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## LOCATION

Whatcroft is a rural hamlet situated within mid Cheshire and close to the village of Davenham which caters for most day to day requirements. However, the nearby town centres of Knutsford and Northwich cater for more comprehensive shopping needs and incorporate many of the larger multiple retail outlets. Whilst in the country, commuter links are provided for by the A556 dual carriageway which is the major link between Chester and Manchester. The M6 is accessible at junctions 18 and 19. There are rail stations at Holmes Chapel and Plumley providing a regular service. Manchester International Airport is also within easy reach. Excellent educational facilities are catered for in both the state and private sector and for the sports person country pursuits are available on the property's door step along with some beautiful country walks including down to the river Dane and Dane Valley. However, most sporting facilities should be catered for at the nearby leisure centres and private sporting clubs.

## DIRECTIONS

From our office on High Street, Head East on Apple Market Street towards Weaver Square Shopping Precinct. After approximately 0.1 miles turn left onto Watling Street. Then continue straight onto Watling Street. After approximately 0.5 miles at the roundabout, take the 4th exit onto Station Road. After approximately 1.3 miles turn right onto King Street. After approximately 0.3 miles at the roundabout, take the 2nd exit and stay on A530. After approximately 0.3 miles at the roundabout, take the 1st exit and stay on A530. After approximately 1.6 miles turn right. After approximately 0.1 miles you will arrive at the destination.

## IN FURTHER DETAILS THE ACCOMMODATION COMPRISSES:-

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

### Hallway

Wood effect laminate flooring, stairs to First Floor, understairs storage, radiator with radiator cover, feature beamed ceiling.

### Living Room 5.41m (17'9) x 4.52m (14'10)

Window to front, wood effect laminate flooring, radiator, coving to ceiling, feature gas fire with marble tiled hearth and wooden surround with feature tiling, double radiator.



## Dining Room 5.03m (16'6) x 2.54m (8'4)

Window to rear, wood effect laminate flooring, feature brick archway.

### Lounge 8.74m (28'8) x 4.8m (15'9)

Feature beamed ceiling, exposed brick wall, inset downlighters, two windows to side, slate tiled floor, wood burner with exposed brick surround and slate tiled hearth.

### Breakfast Kitchen 6.73m (22'1) x 4.52m (14'10)

Quarry tiled floor, UPVC double glazed windows to sides and rear, inset downlighters, exposed brick walls, radiator, fitted with a range of wall and base units comprising cupboards and drawers, base units with granite work surfaces over and tiled splashback, Belfast style sink with chrome mixer tap, fitted Miele dishwasher, fitted oven and space for a Rangemaster cooker, space for American style fridge/freezer, UPVC double glazed doors to rear, breakfast bar.

### En-suit Bathroom 2.54m (8'4) x 1.78m (5'10)

Double glazed window to rear, slipper bath with exposed feature exposed piping, heated towel rail, storage cupboard.

### WC

Low level WC with push flush, double glazed window to front.

### Bedroom Two 4.83m (15'10) x 4.11m (13'6)

Wood effect flooring, window to rear, radiator, fitted wardrobes, loft access.

### Bedroom Three 4.57m (15'0) x 3.86m (12'8)

Quarry tiled walls, radiator, window to rear, door and window to front, fitted carpet. Door to:

### WC 2.03m (6'8) x 1.98m (6'6)

Door to rear, heated chrome towel rail, space for washing machine, low level WC with push flush, wash hand basin with chrome mixer tap and storage below.

### Bathroom 3.2m (10'6) x 3.15m (10'4)

Window to rear, corner bath with chrome taps, shower cubicle with glass sliding door, wash hand basin, low level WC, radiator, wood effect vinyl flooring, partially tiled walls, inset downlighters.

## FIRST FLOOR

### Landing

Fitted carpet, dado rail, storage cupboard, radiator, window to side.

### Bedroom One 5.44m (17'10) x 4.27m (14')

Built-in wardrobes, window to rear, radiator, wash hand basin with chrome waterfall style mixer tap with storage below, inset downlighters, picture rail.

### En-suit Bathroom 2.54m (8'4) x 1.78m (5'10)

Double glazed window to rear, slipper bath with exposed feature exposed piping, heated towel rail, storage cupboard.

### WC

Low level WC with push flush, double glazed window to front.

### Bedroom Two 4.83m (15'10) x 4.11m (13'6)

Wood effect flooring, window to rear, radiator, fitted wardrobes, loft access.

### Bedroom Three 4.57m (15'0) x 3.86m (12'8)

Wood effect flooring, window to side, double radiator.

### Bedroom Four 3.4m (11'2) x 2.62m (8'7)

Fitted carpet, double radiator, double glazed window to rear, fitted wardrobes.

### Bathroom 3.2m (10'6) x 3.15m (10'4)

Window to rear, corner bath with chrome taps, shower cubicle with glass sliding door, wash hand basin, low level WC, radiator, wood effect vinyl flooring, partially tiled walls, inset downlighters.

## OUTSIDE

### Outbuildings

There are various outbuildings perfect for storage, all with power and light and perfect for further development, subject to planning permission.

### Outside Space

The property is approached over a gravel driveway with parking for numerous vehicles leading to a large storage shed. A Double Carport leads to the four outbuildings which all have power and light and a door to Rear Garden.

To the rear there is a large enclosed Building Plot, subject to the required Planning Permission with its own access route and an Office Building.

Main Garden to the rear there is a large patio area and wooden storage shed. The garden has established trees and shrubs, a garden pond and is private with countryside views.

### Plot

**Workshop One 7.49m (24'7) x 6.2m (20'4)**

Light and Power

**Workshop Two 7.29m (23'11) x 5.72m (18'9)**

Light and Power

**Workshop Three 5.87m (19'3) x 4.27m (14'0)**

Light and Power

**Workshop Four 7.37m (24'2) x 4.65m (15'3)**

Light, Power, Office and W.C

## TENURE

Freehold. Subject to verification by Vendor's Solicitor.

## SERVICES (Not Tested)

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

## LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band F.

## POSTCODE

CW9 7SF

## POSSESSION

Vacant possession upon completion.

## VIEWING

Viewing strictly by appointment through the Agents.