



Poole House Farm, Poole Hill Road, Poole

£845,000

Approached via an electric gated entrance over a tree lined driveway, a beautifully presented detached Cheshire Farmhouse with outstanding accommodation throughout. Landscaped private gardens, double Oak car port, stable and open views across surrounding countryside. Additional land available through separate negotiation.



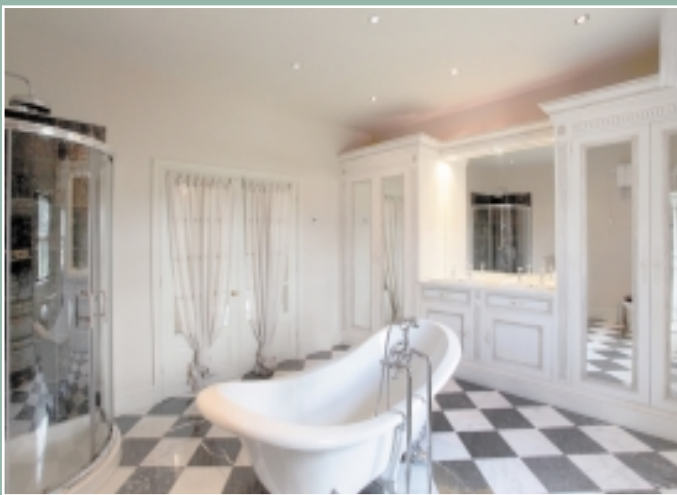
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LOCATION

Poole is a tranquil semi rural hamlet set amidst some of Cheshire's most attractive countryside. The adjoining village of Worleston has a highly regarded primary school, St. Oswalds Church, village shop and a public house.

For wider amenities, Nantwich is found within 3 miles. Nantwich is a quaint market town with lovely boutique type shops, coffee shops and benefiting from national stores. Beautiful architecture abounds. Superb annual events take place in the town which include a Jazz Festival, Nantwich Agricultural Show and International Cheese Competition, and a Food Festival. The town has many sports clubs and sports facilities including a wonderful outdoor salt water(brine) swimming pool, home to Nantwich Triathlon. Education is well catered for with strong secondary schools in Nantwich and easy private bus access to private schools such as The Kings and Queens Schools in Chester and The Grange in Northwich. Reaseheath Agricultural College offers wonderful facilities for higher education.

Further more, 5 miles away is the award winning village of Tarporley. Tarporley is renowned for its Historic High Street which 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.

Poole House Farm benefits from excellent transport links with both Manchester and Liverpool airports less than a hours drive away, M6 junction 16, 15 minutes drive away and Crewe Railway Station is only 15 minutes drive offering London Euston services of 1 hour 40 minutes.

DIRECTIONS

From our office in Tarporley, proceed out of the village in the direction of Nantwich. At the t-junction turn left and proceed to the crossroads. Continue through the lights and follow the A51 passing through the villages of Alpraham and Wardle and Snugbury's Ice Cream Farm on the right hand side. At the traffic lights turn left and just over the canal bridge turn left into Poole Hill Road. Continue along Poole Hill Road for a short distance and the property will be located 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 4.55M (14'11) X 2.26M (7'5)

Parquet wood flooring, stairs to First Floor, dado rail, ceiling coving and period style radiator.

Door leading into:-

STUDY/SITTING ROOM 4.42M (14'6) X 4.27M (14')

Also accessed via Breakfast Kitchen Area.

Open fireplace with marble surround and hearth, sash window to front with shutters, window to side with shutters, fitted cupboards, ceiling coving and shelving and period style radiator.

DRAWING ROOM 4.39M (14'5) X 4.27M (14')

Accessed via Entrance Hall.

Parquet wood flooring, sash window to front, open fireplace with marble surround and stone hearth, window to side, ceiling coving and period style radiator.

Double doors leading into:-

OPEN PLAN BREAKFAST DINING KITCHEN 11.33M

(37'2) MAX X 3.63M (11'11) MAX

BREAKFAST KITCHEN AREA

Also access via Entrance Hall.

Tiled floor with under floor heating, fitted with a range of professionally designed bespoke craftsman built hand painted wall and base units comprising cupboards with under lighting and drawers. Base units with granite work surfaces over and splash backs. Inset double 'Belfast' style sink unit with mixer tap, inset 'Aga' with extractor mantle over, built-in double fridge, built-in double freezer and built-in dishwasher. Central island comprising bespoke hand painted base units with granite work surfaces over and inset four ring hob with oven, window to side with shutters and inset downlighters.

Opening into:-

UTILITY ROOM 2.08M (6'10) X 2.08M (6'10)

Tiled floor, fitted with a range of wall and base units comprising cupboards. Base units with work surfaces over and tiled splash backs. Inset stainless steel, single bowl and drainer sink unit with mixer tap, space and plumbing for washing machine and separate dryer and inset downlighters.

GUEST BEDROOM SUITE LOBBY 2.31M (7'7) X 1.78M (5'10)

Accessed via double doors from Rear Hall.

Tiled floor, window to side, inset downlighters and spiral staircase to Guest Bedroom Suite.

FIRST FLOOR

LANDING 5.87M (19'3) X 2.24M (7'4)

Sash window to front, ceiling coving, dado rail and period style radiator.

MASTER BEDROOM SUITE 4.37M (14'4) X 4.29M (14'1)

Sash window to front, 'Juliet' balcony with shutters to side and period style radiator.



DINING AREA

Parquet wood flooring, window to rear, ceiling coving and period style radiator.

Double doors leading into:-

GARDEN ROOM 4.52M (14'10) X 3.07M (10'1)

Tiled floor, windows to front, side and rear and double doors to side.

REAR HALL 6.71M (22') MAX X 1.57M (5'2) MAX

Accessed via Breakfast Kitchen Area.

Tiled floor, feature natural stone wall, window and door to sides, inset downlighters and period style radiator.

SEPARATE WC 2.29M (7'6) X 1.09M (3'7)

Tiled floor, low level WC, wall mounted washbasin with mixer tap, window to side with shutters and inset downlighters.

Double doors leading into:-

EN-SUITE BATHROOM 4.32M (14'2) X 3.73M (12'3)

Tiled floor with under floor heating, high level WC, vanity 'His' and 'Hers' washbasin with bespoke built-in wardrobes, free-standing roll-top bath with mixer tap and separate shower head attachment, shower unit with drencher head over, separate wall mounted shower head and tiled wall splash back, window to rear, inset downlighter and period style heated towel radiator.

BEDROOM THREE 4.42M (14'6) X 4.39M (14'5)

Sash window to front, window to side and period style radiator.

BEDROOM FOUR 4.39M (14'5) X 3.66M (12')

Window to side and period style radiator.

EN-SUITE 'JACK AND JILL' FAMILY BATHROOM 3.61M (11'10) X 2.46M (8'1)

Tiled floor with under floor heating, high level WC, washbasin with mixer tap and tiled splash back, free-standing roll-top bath, double shower unit with drencher head over, separate wall mounted shower head and tiled wall splash back, window to rear, inset downlighters and period style heated towel radiator.

GUEST BEDROOM SUITE 5.33M (17'6) MAX X 3.96M (13') MAX

Accessed via Guest Bedroom Suite Lobby.

Windows to sides, exposed beams and period style radiator.

EN-SUITE SHOWER ROOM 1.8M (5'11) X 1.65M (5'5)

Tiled floor with under floor heating, low level WC, washbasin with mixer tap and tiled splash back, shower unit with drencher head over, separate wall mounted shower head and body jets, inset downlighters and period style heated towel radiator.

OUTSIDE

GARDENS

The property is approached via an electric wrought iron gate which opens onto a white gravelled tree lined driveway with parking/turning bay to the front of the property.

The driveway continues alongside the house to the rear where there is further parking and the Oak Double Car Port/Stable.

To the front, the gardens are mainly laid to lawn with a central gravelled path, lined by lavender beds, well-stocked borders and mature hedges creating privacy.

To the side there is an enclosed garden with a covered pergola and individual wooden decked barbeque seating area with brick built log fired pizza oven which leads to a further lawn area and hedged boundaries creating privacy.

OAK DOUBLE CAR PORT 5.21M (17'1) X 5.05M (16'7)

Light and power.

STABLE 4.06M (13'4) X 3.58M (11'9)

Stable door to front.

Outbuildings

There is a range of brick built outbuildings for external storage.. Additional Land Available. There is approximately six acres of land available for separate negotiation that can be accessed via the property.

Note:- An application has been submitted to create an access from Poole Hill Road.

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

LOCAL AUTHORITY

Cheshire West And Chester. Council Tax - Band

SERVICES (NOT TESTED)

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

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

POST CODE: CW6 0GF

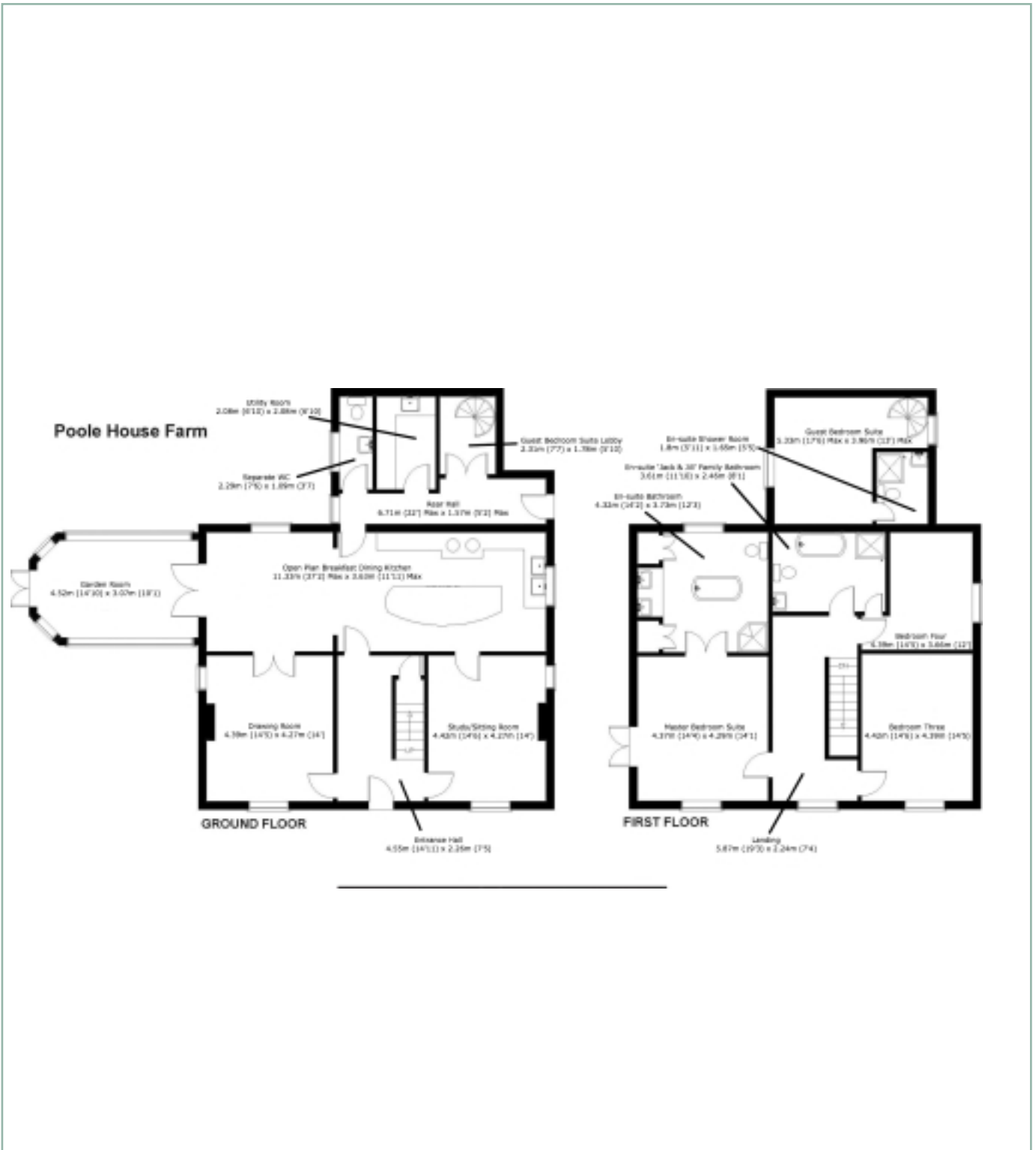
POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.





FLOOR PLANS

Not to Scale. For Illustration purposes only.

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