



**£1,250,000**

THE AREA'S LEADING ESTATE AGENCY

**THE LIMES** Holme Street, Tarvin

**GASCOIGNE HALMAN**



A unique, handsome and imposing eight bedroom detached period house with extensive outbuildings, set in a plot of 1.5 acre with an additional 54 acres available by separate negotiation

**COMMENT FROM ROBERT REED OF GASCOIGNE HALMAN**

In my eighteen years of being an estate agent, I have been fortunate to deal with some exceptionally interesting and individual residences with land and buildings. They are by their very nature rare buying opportunities and it is with great pleasure that myself and my company offer to the market 'The Limes', which is located just four miles from Chester.

The house has been in the same family ownership for over seventy years and its sale provides the market with a landmark opportunity to acquire an excellent family home with buildings and delightful grounds.

This is a substantial property in every sense of the word. The house is visually impressive and has extensive accommodation spread over three floors - the total size is 5389 square feet and the floorplan took a few days to draw up!

You can't help but admire the principal reception rooms - they have large windows, are rich in period features and character, excellent ceiling height and just a strong sense of presence and standing. It offers limitless potential to be adapted to the needs of individual families. There are eight bedrooms and two bathrooms in total.

Externally, there is an impressive range of brick and slate barns and outbuildings which have existing permission for conversion to residential units if required. For the owner occupier they could be storage barns or subject to planning consent ideal income generative holiday lets or ancillary accommodation.

And then the land, gardens and grounds - options galore. Included within the sale price is a plot of circa 1.5 acre which for many, will be more than sufficient. We do though recognise that some may wish to have a mini estate or equestrian interest and accordingly, there is an option to purchase additional land, with up to 54 acres being available. The additional land has all relevant accesses and a full tour can be given upon request.

And finally a word about price and condition. Interested parties will note the very competitive asking price. It has been set at this level as both the vendors and selling agent fully recognise that considerable capital expenditure will be required for the house and buildings to realise their full potential.

There is no doubt that a purchaser with a long term vision and a desire to combine commercial accessibility with a property of spectacular appeal and further potential will relish the chance to become the new owner of 'The Limes'.

For a personal description of the property or to arrange a viewing, please contact myself or a member of the team at the Tarporley office.



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# THE LIMES, HOLME STREET, TARVIN, CHESTER, CH3 8EQ



Approximate Gross Internal Area: 500.6 m<sup>2</sup> ... 5389 sq ft (Excludes Loft Void)  
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale.  
This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser.  
Floor plan produced by Green House EPC Ltd (2021)

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## LOCATION

Tarvin is a delightful Cheshire village, just five miles from Tarporley and four miles from Chester City Centre. The village enjoys an excellent range of day to day amenities that include, two churches, a newsagents / post office, public house, hugely popular Co-Op mini supermarket, Chinese restaurant, fish and chip shop, bistro and other individual retail outlets. There is also a Doctors and Dentist surgery. The centre of the village is a conservation area and there are currently 28 listed buildings in Tarvin. Much of the land surrounding the village is designated Green Belt. Tarvin Community Woodland Trust is an active organisation and has gone to great lengths to create superb area of woodland and wildlife that can be enjoyed by the local community. Their work has culminated in the creation of 'Grogan's Walk'.

For those with children, there are an extensive range of schools and colleges in both the private and state sectors within close travelling distance, many of which enjoy superb reputations for the quality of education and care. The hugely popular state primary school in Tarvin is located within walking distance whilst state secondary schools nearby include Tarporley and Christleton High Schools. Private schools include The Kings and Queens Schools at Chester, Abbey Gate at Saighton and The Grange in Hartford, near Northwich.

Tarvin is within commuting distance of Warrington (24 miles) Liverpool (23 miles) Manchester (37 miles) and Northwich (12 miles). Railway stations in the region include Chester, Mouldsworth, Runcorn and Crewe. Manchester and Liverpool International airports are 30 and 20 miles away respectively. There is an active bus service, operated by Arriva. The 82 service connects Tarvin to Chester and Northwich, and the 84 service to Tarporley and Crewe.

In terms of leisure, there are numerous options for enjoyment. These include four golf clubs with fifteen minutes drive, Oulton Park motor racing circuit, ancient castles, rowing on the River Dee, boating facilities on nearby canals and some of the County's most beautiful walks on the Sandstone Trail in addition to having Delamere Forest within ten minutes drive.

## DIRECTIONS

Leaving Tarporley High Street in the direction of Chester, approach the A49/A51 roundabout and join the A51 in the direction of Chester (second exit). Follow this road through the villages of Clotton and Duddon. After you pass Okell's Garden Centre on your left hand side continue until reaching the Tarvin roundabout at which point take the first exit. Proceed in the direction of Chester and the entrance to the subject property will be located on the right hand side. The property will be clearly identified by a Gascoigne Halman 'For Sale' board.

## TENURE / SERVICES / VIEWING

**TENURE** We believe the property is freehold tenure, to be confirmed in the contract of sale.

**SERVICES** We understand that mains gas, electricity and water are connected. Private drainage system.

**VIEWING** Viewing by appointment with the Agents Tarporley office.

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[gascoignehalman.co.uk](http://gascoignehalman.co.uk)

SALES LETTING & MANAGEMENT FINANCIAL SERVICES LAND & NEW HOMES SURVEYS AUCTIONS

Tarporley

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