



Flaxmere Hall
Norley | Cheshire



LARCH
PROPERTY

Flaxmere Hall

Flaxmere, Norley
Cheshire, WA6 6NJ

A stunning 6 bedroom period family house with stabling, sitting in about 2.43 acres, with unparalleled hacking in Delamare Forest.

- 3 reception rooms (extant planning for conservatory)
- Kitchen breakfast room with pantry & utility room
- Principal suite with walk in wardrobe & en suite bathroom
- 5 further bedrooms with family bathroom & shower rooms
- Garaging & greenhouse
- Manicured landscaped gardens with stone south-east facing terrace
- Covered hot tub/ al fresco dining area
- Stable block with 4 boxes & hay/feed barn
- Paddock land, in all totalling about 2.43 acres

DESCRIPTION

Flaxmere Hall is a true rarity to the market, being a most attractive period house with elevations adorned with wisteria, honeysuckle, clematis and passionflower, all surmounted by a tiled roof.

The location is second to none, being situated down a quiet, stone, shared driveway, providing a delightful and private rural setting, within the protected (SSSI) area of Flaxmere Moss.



The property enjoys the best of both worlds with its rural location yet is only 1.6 miles from Delamere train station and 12 miles from the M56 enabling easy access by train and car to the major local conurbations.

The house sits in an elevated position with south easterly views of the gardens and one of the paddocks to the front which lies adjacent to the stable block. The hall is a generously proportioned family sized house, with well presented, thoughtfully laid out accommodation ideal for modern family living. The interior has such features as beamed ceilings, open fire, period Range, wooden floorboards, an AGA and solid wooden kitchen units. The bathrooms are all beautifully appointed with the family bathroom having a free-standing slipper bath. There is extant planning permission for the construction of a timber and glass framed conservatory lying to the side of the house adjoining the kitchen.

What makes this house truly special for the equestrian buyer is the availability of outstanding off-road hacking lying adjacent to Delamere Forest and the Mere's and Moss's. A bridle path lies to one side of the rear paddock, enabling direct access onto off road hacking.

GARDENS & GROUNDS

The hall is approached via a shared stone drive which leads to the front elevation, with a parking area for several cars. The good-sized garaging is located to the gable end of the house with much scope for conversion into further accommodation, if required, (subject to the necessary consents being obtained). Running almost the entire length of the front, south easterly elevation lies a large stone terrace with seating area, ideal for al fresco dining. The lawns continue to the side of the house which lead to the covered hot tub and seating area with adjoining Greenhouse. One of the many paddocks lie to the front of the house with the brick stable block overlooking.





The stables are ideally located off the main drive with a large concrete apron, four boxes and an adjoining hay/feed/implement store, with horse box parking to the rear. The stables lend themselves to residential conversion subject to gaining the relevant planning permissions. There is an integral tack room to the house. Located to the rear of the house are two further paddocks.

Please note: there is the possibility to purchase more land.

LOCATION

Flaxmere Hall is nestled within Flaxmere Moss, one of the many SSSI's around Delamere. Located along a no-through road, just off Delamere Road and opposite the Carriers Inn at Hatchmere Lake.

Local services are provided in the nearby villages of Norley and Delamere, which have a range convenience stores and primary schools. Frodsham and Chester are all within easy reach offering supermarkets and a selection of sporting and leisure facilities. On the educational front, there are primary schools in the nearby villages and senior schools in Frodsham. Kings and Queens schools are located in Chester and The Grange in Northwich. Despite the property's rural location, it enjoys excellent road communications being close to the A49 and at A54 to Chester. The M56 is with close proximity and there are train links at Delamere, which links Chester to Manchester.



The area is ideal for the equestrian enthusiast with extensive routes around Delamere Forest and the adjacent Mere's and Moss's. Flaxmere Hall is perfectly positioned to explore these endless bridleways. There are further facilities on the doorstep, including Kelsall Hill Equestrian Centre, which is less than 5 miles away. Broxton Hall Gallops, Tushingham and Southview Equestrian Centre are also only a short distance away and offer plenty of events and facilities. There are several golf courses and sports clubs locally and the area is extremely popular with other attractions such as Go Ape and the Delamere Visitors centre.

Approximate distances in miles:

Norley 1.5m | Delamere 2m
Delamere train station 1.6m | Sandiway 4m
Frodsham 5m Kelsall 7m | Chester 12m
Liverpool 25m | Manchester 34m
M56 motorway Jc 10, 12 m

DIRECTIONS: WA6 6NJ

What three words: ///decisive.chain.producers
From the A556, heading towards Chester, turn right at the Vale Royal Abbey Arms public house onto Station Road. Drive past Delamere Forest Golf Club and through the forest. Proceeding straight on at the crossroads, bearing right down a stone shared driveway opposite the Carriers Inn public house which is next to Hatch Mere. Continue down the shared drive until you see Flaxmere Hall on your right hand side.

PROPERTY INFORMATION

TENURE: Freehold

EPC rating D

SERVICES: Mains water, gas and electricity, Private tank drainage (septic tank), gas fired central heating.

AGENTS NOTE:

- A bridle path is fenced off and crosses the edge of one of the rear paddocks.
- Extant planning permission exists for a conservatory to the gable end of the house – application number 4/23814

LOCAL AUTHORITY:

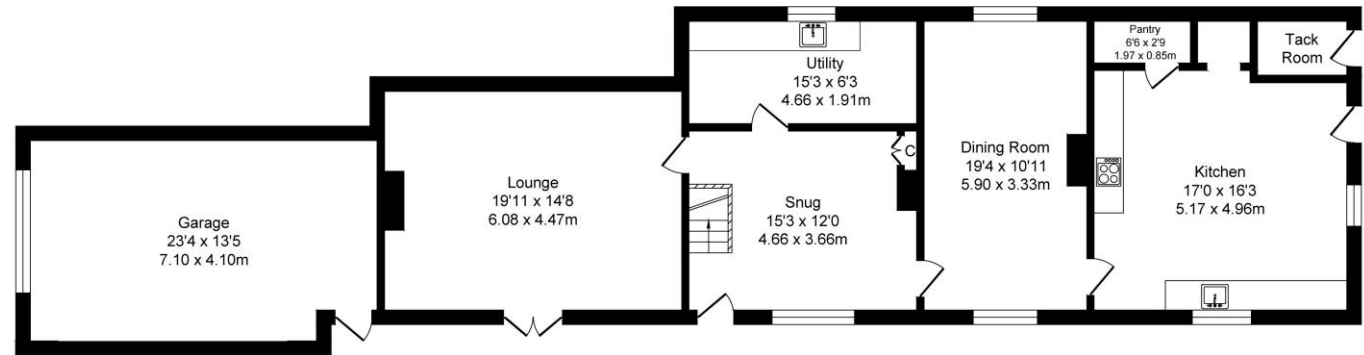
Cheshire West & Chester Council. Tel 0300 123 8123.
Council Tax Band: H - £4,474.20 payable for 2024



Flaxmere Hall

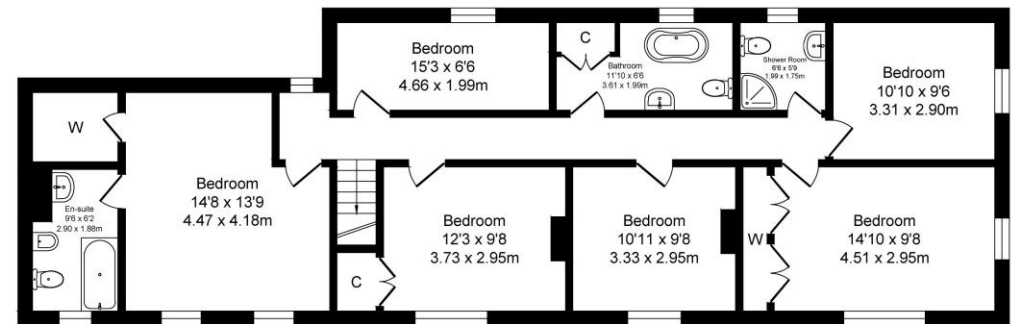
Total Approx. Floor Area 3394 Sq.ft. (315.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor Area 1464 Sq.Ft (136.0 Sq.M.)



First Floor

Approx. Floor Area 1154 Sq.Ft (107.2 Sq.M.)



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