





Garden Cottage, Oakmere

Storybook Charm

Serenity awaits at Garden Cottage, a quaint woodland retreat rich in history, nestled in picturesque gardens, in the heart of Oakmere.

Formerly the gardener's cottage to Oakmere Hall, Garden Cottage sits on the fringe of the private woodland, on a plot of 2.5 acres. Accessed via the lodge and beyond the coach house, there is an immediate sense of separation and seclusion as you pull up along the driveway, which leads to a detached double garage. Dating back to 1860, so many original features have been retained, infusing the home with warmth and character.

"The point of the roof appealed to us, it looked so different and unique. It's a very special home."



Rural Refuge

Evoking a magical Hansel and Gretel cottage in the woods feel, the peaks and gables and impressive portico create a sense of anticipation upon arrival. Emerging from the brickwork above the former hayloft window, an original beam remains exposed, a nod to the working life of this home, in its previous incarnation.

Embraced by nature on all sides, before stepping inside, glance back towards the five-bar gate at the front, beyond which is access into part of Garden Cottage's woodland, a reminder of the seclusion and tranquillity of the setting.





A Warm Welcome

Step through into the large dining hall where the high ceiling, with its honey toned exposed beams, creates an airy sense of arrival, aided by the light that streams in through the multiple windows to the front and side.

Carpeted underfoot, exposed brick and wood panelling create a comforting country feel, with traditional shades of red and cream. A room that comes alive at Christmas, the beam bedecked high ceiling is made to be dressed in the grandest of Christmas trees, colourful lights and garlands and serves as a sociable hub when family come to call.

Step up from the dining hall into the living room, where beams feature once more, complemented by the incredible inglenook fireplace whose gas log burner issues such warmth and welcome on crisp winter nights. Tall windows stream light through providing peaceful views out over the large nature pond. In summer, throw open the French door to the garden and embrace the outdoors.



Sweet Dreams

A private staircase with a fetching wrought iron handrail leads up from the living room to the sequestered main bedroom, a serene sanctuary, dressed in neutral shades, set away from the guest bedrooms.

Wake up to verdant views out over the garden and feature pond. Listen to the sounds of nature and soft hooting of the owls who make their nests in the woodland beyond. Pause in the window seat or by the open door and watch the wildlife.

“This bedroom was once the hayloft. It has a lovely feel to it, you feel so snug up there, in your own little world.”

A glazed door to the ensuite shower allows you to admire views of the woodland whilst showering. It is also furnished with wash basin and WC.







Room For All

Further bedrooms await on the ground floor, tucked away from the main entertaining area just off the dining hall and off a rear hallway.

Bedroom two is drenched in light from a large window to the side and glazed French doors which open out onto a private patio, perfect for a morning coffee accompanied by background birdsong.

Coming out of this bedroom, beneath the archway on the right is a third bedroom, currently utilised as a study, with views out over the garden.

Both bedrooms are served by the main family bathroom, furnished with a bath, wash basin and WC, a light and bright room courtesy of the large window.



Feast Your Eyes

Quarry tiles stretch out underfoot in the breakfast kitchen, where soft shades of sage green reflect the woodland setting of the home.

Granite worktops infuse the appropriate amount of contemporary luxury into the room, balanced by natural elements, such as the wooden dresser. Appliances include a dishwasher, Belfast sink, oven, fridge, freezer and gas hob, whilst the handy utility room offers further storage, plumbing for a washer-dryer with door leading off to a toilet with handbasin.

“The views from the kitchen are lovely. I spend a lot of time in here, baking, listening to the radio, looking out into the woodland.”

Beyond the kitchen is the conservatory. Awash with light, this large, bright room blurs the boundary between indoors and out, offering instant access out to the glorious wraparound garden and woodland.





If you go Down to the Woods Today...

True to its name, the garden embraces the cottage on all sides. A walled courtyard garden where a fountain plays, can be found off the conservatory, offering shelter, whilst the stone patio leads to a handsome brick patio, discovered and restored during the conversion of Garden Cottage, and a beautiful spot for barbecues.

“We have a resident robin, who will brush past your hair with his wing if you haven’t fed him. It’s the whole experience of being here.”

Beyond the conservatory, the lawn stretches out, surrounded by trees and shrubs, wrapping around to the main lawn to the front, which leads down to the pond. An established nature pond, bursting with life, the pond is home to the most amazing eco system, from frogs and newts to water boatmen, with colourful damsel flies flitting over its surface in the height of summer.





Explore the different ‘rooms’ of the garden, with a greenhouse in which to grow your own fruit and veg and a sheltered summerhouse beneath the boughs of a willow tree which offers refreshing shade in the height of summer. A garden with so many elements, the woodland adds another layer of beauty to the home.

“It’s a wonderful experience, having the woodland throughout the seasons. In winter, in the snow you can see the various paw prints of animals – the breath-holes in the snow it’s – magical.”

Beyond the garden gate, stroll the two acres of woodland, home to softly hooting owls, jays, buzzards and much more.





Out and About

Rural but not remote, Garden Cottage offers great access out and about, tucked off the Chester Road leading both into Chester and out into North Wales.

In the heart of the outdoors, embrace all there is to offer on the doorstep. Ideal for cyclists and keen walkers, you can head off on your bike to explore the trails of Delamere Forest.

Nestled close to the Whitegate Way, simply turn left through the gates and head out onto this Cheshire landmark, a former goods line that stretches out for six miles through woodland and greenery between Winsford and Cuddington.

With lots of lovely public houses nearby, there are plenty of stopping points in which to rest and refresh on your excursions.

Surrounded by so many friendly Cheshire villages, brimming with shops and restaurants – including the nearby Hollies Farm Shop – all the amenities you could wish for are close at hand, with a Waitrose and Sainsbury's in nearby Northwich.

Commute with convenience from nearby Cuddington Railway Station – with its connections into Chester and Manchester – or from Hartford to Liverpool or Crewe, and on into London.

Families are spoiled for choice with local primaries, secondary schools and independent schools to pick from.

At Christmas time, make your way up to Oakmere Hall for drinks and mince pies with the locals, before returning home, to spy the lights twinkling in the window of the cottage through the trees, a magical sight.

Garden Cottage, a characterful home with storybook charm, in the bosom of the Cheshire countryside, where they all lived happily ever after.

** Whilst every effort has been taken to ensure the accuracy of the fixtures and fittings mentioned throughout, items included in sale are to be discussed at the time of offering. **



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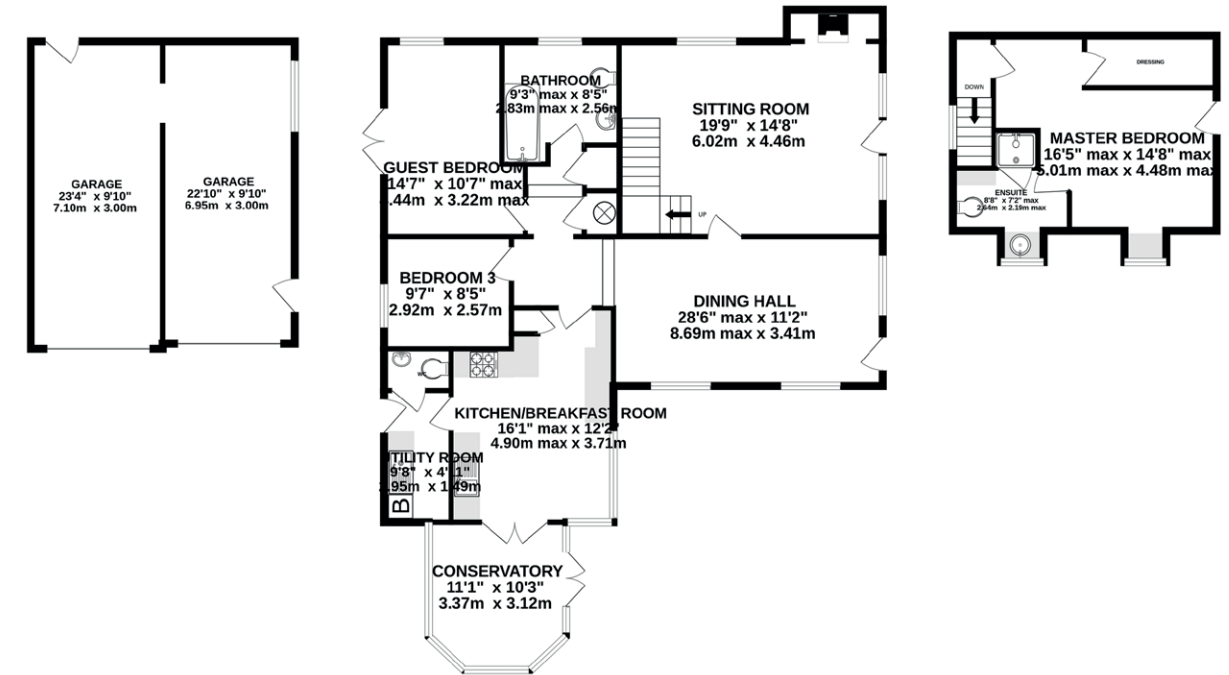


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GROUND FLOOR
1714 sq.ft. (159.2 sq.m.) approx.

1ST FLOOR
304 sq.ft. (28.3 sq.m.) approx.

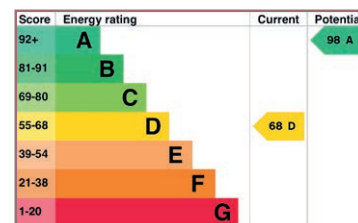


TOTAL FLOOR AREA: 2018 sq.ft. (187.5 sq.m.) approx.

Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

Specifications

- Truly unique and characterful property in Oakmere
- Within the grounds of the original Oakmere Hall, yet separately accessed
- 2018 square feet of living space
- Wrap around lawned gardens
- Private woodland
- Various seating and entertaining areas
- Plenty of nearby amenities and excellent transport links



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Ask the Owners

Where do you go when you need...



Groceries?

My Little Waitrose located at the Shell Station or Co-op in Kelsall



A walk?

Whitegate Way or Delamere Forest



A bite to eat?

Abbeywood Estate and Gardens in Delamere



A day out with the family?

The nearby countryside in Cheshire or the coast of North Wales



School?

Cuddington Primary, Sandiway Primary, Delamere C of E Primary or Hartford High School



