



TANGMERE
— NORLEY —



HIDDEN GEM

Sociable, fun loving, and perfectly equipped for life throughout the seasons; tucked away amidst the woodland of Breech Moss, experience the enchantment of outdoor living, at Tangmere, a spacious and tranquil family home.

Convenient for commuting, Tangmere is well positioned for access to Chester, Liverpool and Manchester via road and rail links, yet enjoys a peaceful setting along Breech Moss Lane, hidden away along an unadopted country lane and nestled in the treeline.

Wending your way along the driveway, Tangmere reveals itself. Dating back to around 1812 and extended and updated over the years, Tangmere is a home that has evolved to adapt to modern living, now affording character and contemporary comfort in one.

Parking is available within the detached double garage, with solar panels fitted to the roof of the home to help offset energy costs.

“You really are hidden away, yet practically located and close to everything, it’s so handy.”

Stepping through the front door, limestone porcelain floor extends underfoot, with impressive beams extending across the ceiling above.





A WARM WELCOME

Beams are also a predominant feature of the lounge to the left. Part of the original 1800s cottage, sense the quiet calm of this room, awash with light from a large bay window to the front and another window to the side looking out to an ancient Bramley apple tree on the side.

A warm and welcoming room, the lounge takes on a cosy cottage charm in the evenings, with the log burner roaring from within its arched stone surround.

“This is the room the family comes together at Christmas to unwrap presents.”

FANTASTIC FLOW

To the right of the front door, emerge into the capacious kitchen-dining-sitting room. Part of a modern extension, light streams in through new oak framed bifolding doors, which offer a seamless escape into the garden during the summer months.

With space for sofas upon which to stretch out and unwind, and a large dining table, this open plan family space is perfect for modern living.

“The flow of the home makes family living easy.”



FEAST YOUR EYES

Installed in 2021, the bespoke fit, solid wood Pineland kitchen is cleverly configured to work for the chef, with appliances and storage cupboards and drawers well balanced for ease of dishwasher unloading and shelf stacking. Bifolding corner cupboards allow you to utilise the full range of space. Appliances include an integrated dishwasher, a Rangemaster cooker and plenty of space for large American-style fridge-freezer. Warmth emanates from the log burning stove.

“It’s a room we spend most of our time in. In summer, with the doors open onto the patio, it’s a great room for bringing the outdoors in and appreciating the garden space.”

Opening up off the kitchen is a handy boot room, which provides access through to the pantry on one side, and the utility room to the other side. Brimming with additional storage and plumbing for a washer-dryer, you can step out from the utility room to hang your washing out in the garden behind.





VERSATILE SPACES

Returning to the entrance hall, pass the foot of the stairs to arrive at the large downstairs shower room, beautifully tiled in natural shades of sand, and furnished with chrome heated towel radiator, wash basin with storage, WC and walk-in shower.

Next door, a versatile reception room currently serves as a games room, with ample space for a snooker table and bedecked overhead in exposed beams.

With French doors out to the garden, this room has previously been used as both a playroom and a bedroom; ideal for multigenerational living and served by the shower room next door.

Throughout the home, natural shades and materials enhance the sense of being in close contact with the outdoors, bringing the colours and textures of the countryside in.



SWEET DREAMS

Ascend the stairs from the entrance hall to the large landing, where light streams in through a large Velux window. A well-balanced home with great flow, upstairs and downstairs, four spacious bedrooms await to each corner.

Overlooking the wisteria festooned front to one side and the blossom of the apple tree to another side, this spacious, light filled master bedroom is a real sanctuary. Generously proportioned and with plenty of space for furniture, wake up to fantastic countryside views.

Next door, tiled in natural tones, there is a spacious ensuite shower room, also furnished with wash basin, heated towel radiator and WC, with Jack 'n' Jill access through to the main landing.

"You can hear the owls in the wood with the bathroom window open."





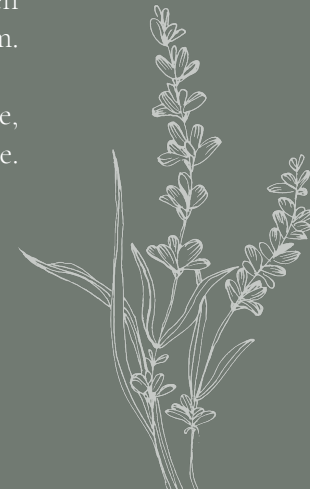
Spring green shades enhance the first of the four upstairs bedrooms, where a large window provides a lovely outlook to the rose garden at the front.

Next door, sloping beams add an intimate cosiness in the third of the double bedrooms, which offers views out onto the sleeper bed portion of the garden, with far reaching views beyond.

Continuing along the landing, reach the main bathroom. Another spacious room, with bath featuring showerhead attachment, wash basin and WC, note the fantastic water pressure in each bathroom, courtesy of the large combi-boiler.

At the end of the landing, with glorious garden views, discover a spacious fourth double bedroom.

Also nestled off the landing is a large, walk-in linen closet, ideal for storage.



IDYLLIC GARDEN

A garden in tune with nature, in every direction from the home there is a unique area of garden to be discovered and enjoyed. The patio outside the home wraps around the corner, with an abundance of spring bulbs filling the banks with colour from early spring. Alongside the kitchen, a stepped, railway sleeper terrace is the perfect place for a morning coffee.

A sandstone pathway steps up through the lawn, passing an ancient oak tree, the way illuminated by festoon lighting, to provide access to the raised vegetable bed and cut flower beds at the top.

To the rear of the garden, there is a large field measuring around a third of an acre, with a generous playing area for children, with a separate firepit area for entertaining in the evenings and toasting marshmallows.

A wildflower meadow replete with an orchard and wildlife pond, is the perfect habitat for nature. Currently utilised as part of a cut flower farm business, raised beds and polytunnels help growth to flourish at Tangmere.





*“There’s a slide, swing, and a mud kitchen.
The garden is the perfect playground
for children. We barely see them in the
summer when they’re out playing games.”*

Save yourself the gentle stroll up the lane and access the village playground via the secret gate in the fence.

From the south patio, discover the more formal cottage garden of Tangmere, with rose beds. There is also gated access to the field at the top from the main road, which is ideal for those with an idea for keeping ponies on the land.

*“I love the location and sense of being in
the outdoors – it’s glorious to sit
outside on a summer’s day, it’s
so peaceful and tranquil.”*



ANNEXE ACCOMMODATION

The new, oak framed annexe at Tangmere currently serves as an enchanting Airbnb. Light and airy, French doors open to a spacious, open plan, living-dining-kitchen studio apartment, with high vaulted ceiling and wood-burning stove. With its own private shower room and separate, enclosed patio to the rear, this additional accommodation is ideal for family, friends and for income potential as Airbnb.

*“Airbnb clients love the peace and quiet –
the sense of getting away from it all
is very real.”*



OUT AND ABOUT

With woodland views over Breech Moss to the front, Tangmere feels peaceful and secluded, but offers the best of both worlds, situated right next to the local playground and just a five-to-ten-minute walk from the heart of Norley, the local village primary school and pub.

Walk down the track away from the village and encounter fields, with footpaths across taking you directly into the Whitefield car park of Delamere Forest. A walkers' paradise, cycle routes and footpaths extend in every direction from home.

Close by, walk to Norley pub The Tiger's Head, which plays host to the traditional village show in September. Other nearby pubs include The Carriers Inn, The Goshawk and The Fishpool Inn.

Rural, but not remote, from Norley you can get out and about to nearby Chester, Liverpool and Manchester by road, with trains from Delamere into Chester, and from Cuddington into Manchester, or from Acton Bridge into Liverpool.



Perfect for families, there is a local village primary and a host of secondary and independent schools in the surrounding villages.

“Happiness for me is having the bifolds open and living indoors and outdoors.”

The ideal home for an outdoor loving family, with spacious gardens, airy rooms with a fantastic feel-good flow, Tangmere is a sociable, fun loving, perfectly equipped family home for all seasons.

** 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. **

ASK THE OWNERS

Where do you go when you need...



Groceries?

The Village Shop in Norley



A walk?

Delamere Forest



A bite to eat?

The Carriers Inn in Hatchmere



A local pub?

The Tigers Head in Norley



A day out with the family?

We enjoy a day in Chester with the family



School?

Norley Primary School. Tangmere is in the Weaverham catchment area

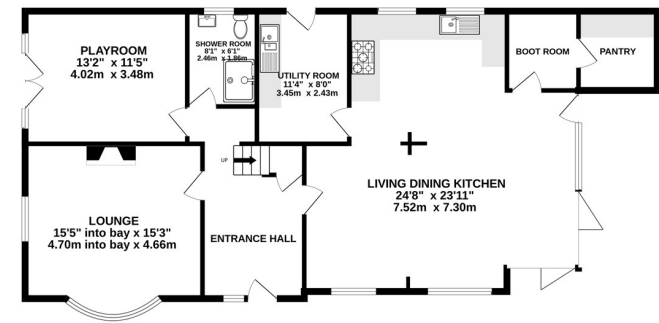


SPECIFICATIONS

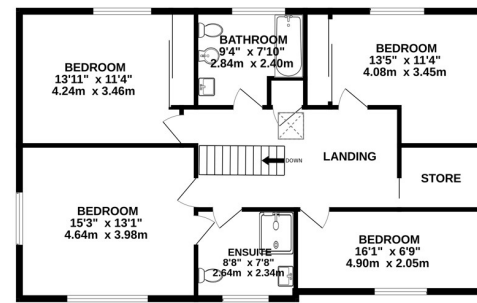
- Hidden gem tucked away amidst the woodland of Breech Moss in Norley
- Characterful features throughout, hinting at its 1800s origins
- Fantastic flow offering versatile spaces for entertaining
- Unique wraparound garden with patio, vegetable bed and wildflower meadow
- 4 bedrooms and 2 bathrooms in the main living accommodation
- Spacious, open-plan annexe, currently serving as an enchanting Airbnb
- Well positioned for access to Chester, Liverpool and Manchester



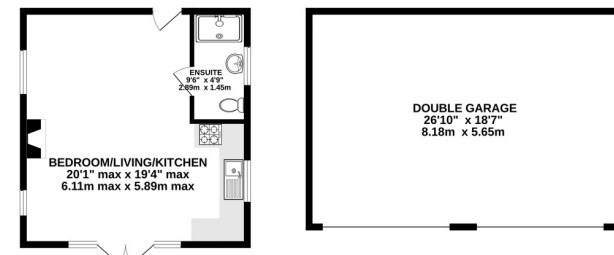
GROUND FLOOR
1200 sq.ft. (111.5 sq.m.) approx.



1ST FLOOR
978 sq.ft. (90.9 sq.m.) approx.



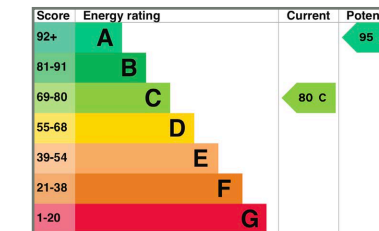
2ND FLOOR
880 sq.ft. (81.7 sq.m.) approx.



TOTAL FLOOR AREA : 3058 sq.ft. (284.1 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.

SEE
PHIL'S
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TOUR



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TANGMERE

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