



Acorn Cottage
MANLEY

Welcome to Acorn Cottage...

Built over 150 years ago and steeped in history, this exquisite cottage was originally part of Manley Hall and later owned by the Gladstone estate. More recently, it was the village Post Office and reading rooms before becoming the delightful residence it is today.

From the electric gates, the driveway meanders around the manicured front gardens as the charming cottage comes into view. The sweet scent of the hydrangeas growing around the porch greets you as you take in the tranquillity of this marvellous home.

“The hydrangeas grow around the porch and are so beautiful when they bloom.”





“The orangery is a real favourite - anyone who visits is always amazed at the birds and wildlife you can see here.”

With windows all around and French doors leading out to the garden, the Orangery is perfect for a morning cup of tea while watching the birds. It is also ideal when entertaining, as you can open all the doors and allow your guests to spill out into the beautiful gardens.

Lovely Living spaces...

Step inside to discover Acorn Cottage. Curl up in front of the log burner in the snug, perfect for those cosy winter evenings. The sitting room offers a slightly more formal reception room with French doors that open fully into the Orangery.



Country Cottage Kitchen...

Feature beams and exposed Cheshire Bricks add to the character of this kitchen breakfast room, which is really the heart of the home.

"It is a tranquil, peaceful property."



There is a wide range of white units and worktops with plenty of workspace for your culinary endeavours, a double oven and space for a dishwasher. Gather the family around the dining table at the end of the day to enjoy home-cooked meals. There is also a useful utility room with space for a washing machine, a tumble dryer and a downstairs WC.

Beautiful Bedrooms...

Tucked into the sloping eaves on the first floor, but with plenty of head height, you will find the bedrooms. The principal bedroom has fabulous views of the garden. Just imagine waking up and enjoying a cup of tea in bed as you watch the sunrise and the world spring into life.

This bedroom has a full ensuite bathroom with a bath and separate shower, ideal for a quick morning refresh or a relaxing soak in peace without having to wait for the bathroom queue. The second bedroom has an ensuite WC, a wash hand basin for added convenience, and built-in wardrobe storage. There are two additional bedrooms, each with delightful outlooks and built-in wardrobe storage. The family bathroom has a whirlpool bath and separate shower, so the whole family can enjoy a moment of relaxation.





"Enjoying the evening sun in front of the summerhouse is so lovely."

Glorious Gardens...

The outside space at Acorn Cottage is fabulous, from expertly manicured gardens to the wealth of birdlife that the neighbouring woodland provides. There is somewhere to enjoy the sun at almost any time of the day, from fresh early morning to lazy golden evenings. Watch the sunset in front of the Summer House with the clink of ice cubes from your gin and tonic as a long summer day draws to a close. Three garages and parking in front ensure plenty of space for your vehicles, tools, or equipment. Above the garage building is a most wonderful studio space, independently heated with an air heat pump. This makes a fantastic workspace, craft studio, or games room to enjoy with friends. The striped front lawn seems to stretch on forever. In the summer, play croquet with the children or pitch a marquee and host a large party. The exquisite outdoor space is magical and there to enjoy.

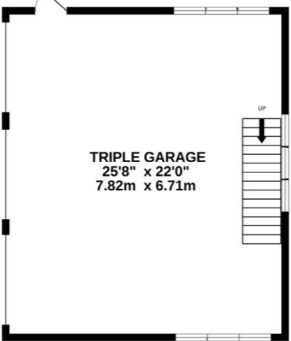


Out and about...

Nearby Manley village is a quiet, quaint English village. The village hall has a full calendar of events to get involved with if you want a sense of community. There is a local community shop in nearby Ashton, a church, and a local train station with access to Manchester and Chester and country walks in all directions. Located on the edge of Delamere Forest, there are excellent walking routes in beautiful scenery and outdoor activities such as cycling routes, Go Ape and horse riding. The Goshawk pub is just a 5-minute walk away and is ideal for a lovely dining experience. There is a village primary school and a bus to the nearest high school and Abbeygate College.

“Delamere Forest is so close and is lovely for an autumnal walk.”





TOTAL FLOOR AREA: 3031 sq.ft. (281.6 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.

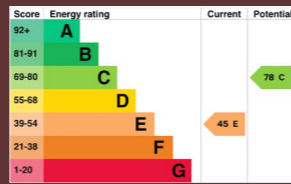
Acorn Cottage, Moss Lane, Manley, WA6 9JH

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See Ian's Video

- Character sandstone cottage
- Large mature plot
- Quiet Manley lane
- Beautiful rural views
- Large garage with room above
- 4 bedrooms and 2 bathrooms



Where do I go when I need...



Essentials
(Like bread and milk):
Ashton community shop and post office



A pub:
The Goshawk



Station:
Mouldsworth Station is within walking distance



A bite to eat:
In the village hall pizza is available



School:
Manley Village Primary - feeder school for Helsby



A walk:
Manley Mere



A day out with the family:
Manley Mere – Sail Sports and Adventure Trail



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01925 59 59 50 | hello@storeysofcheshire.co.uk