

*Hawthorne Cottage*

 NORLEY 



Hawthorne Cottage is a charming Victorian home on the edge of Delamere Forest, offering a serene and tranquil retreat. Nestled among lush fields and woodlands, it provides the perfect escape into nature. Enjoy peaceful walks and encounter local wildlife right from your doorstep, making it an idyllic spot for relaxation and outdoor adventures.





## *Welcome Home*

As you enter the property, make your way into the warm and inviting living-dining room. Adorned with engineered oak flooring and a charming gas fireplace, this space exudes comfort and style. There is ample room to accommodate a large family dining table, perfect for family meals, as well as a cosy seating area where you can unwind with a good book or your favourite TV series. This versatile layout allows for both socialising and relaxation, making it the ideal spot for family gatherings and entertaining.

French doors lead out to the patio and rear garden, seamlessly blending indoor and outdoor living.

*"Living here is so peaceful."*







## *Feast Your Eyes*

The kitchen features light wooden units topped with elegant granite worktops, providing lots of space for food preparation. It boasts a Belling range-style oven with six hob rings, two ovens, and a grill section, perfect for culinary enthusiasts. There's also room for a washing machine, dishwasher, and American-style fridge freezer. A wine-chiller fridge keeps your favourite wines at the perfect temperature, ensuring each glass is a moment of ultimate enjoyment. Whether you're hosting a gathering or indulging in a quiet evening at home, adding a touch of sophistication to your home.

At the front of the property, the living room offers a delightful retreat with a bay window that captures the morning sun, filling it with natural light that streams through bespoke hardwood sash windows fitted throughout the home. The Stovax multi-fuel stove creates a cosy atmosphere, ideal for enjoying a night in front of the TV on a chilly winter evening.







## *Bedtime Beckons*

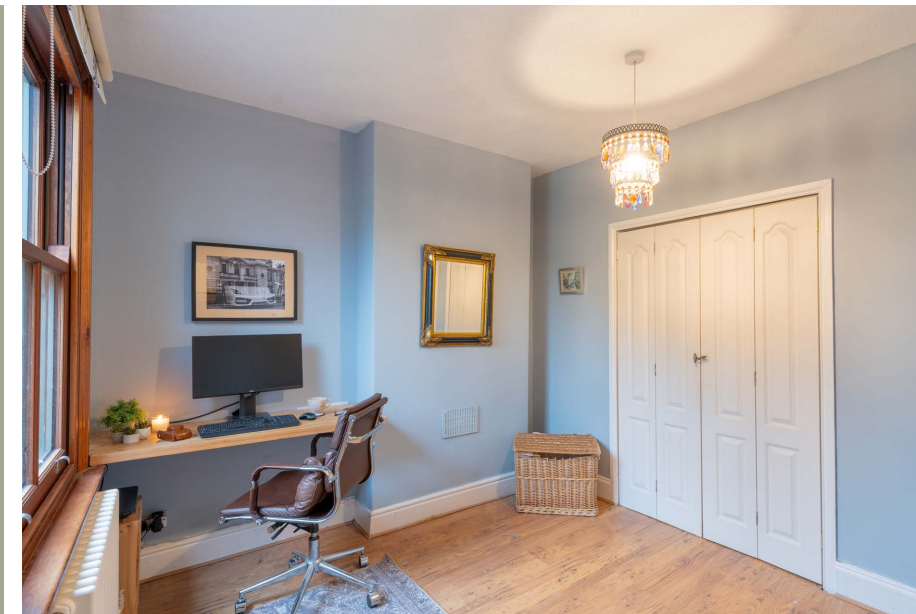
Make your way back towards the entrance hall and ascend the stairs to the first floor landing. Turning right, the main bedroom is positioned at the front of the home.

This room boasts two large windows, offering sweeping views across open fields. An original feature cast iron fireplace adds a touch of historical charm, serving as both a focal point and nod to the rich history of the property.



Nestled at the rear of the home, the second bedroom provides a serene sanctuary. Complete with a spacious built-in wardrobe, it offers ample storage space. A large window overlooking the lush garden and tranquil forest beyond brings the soothing sights of nature right into the room, creating a peaceful atmosphere for rest and relaxation.

Next door, the family bathroom features a bath and separate shower. With a sleek wash basin and WC completing the ensemble, this space provides the perfect retreat for unwinding and rejuvenating after a long day.







## *Glorious Gardens*

At the rear of the property lies an enclosed garden, offering both privacy and serenity. Established trees, shrubs and a charming ivy-clad archway create an atmosphere of seclusion, perfect for those seeking a peaceful retreat. Concealed within this verdant oasis, a patio and raised deck area bask in sunlight, perfect for the warmer months.

Completing the outdoor space is a brick-built single garage featuring electric remote-controlled doors, providing both convenience and security for your vehicle. A personnel door grants direct access to the garden, while a gate opens onto a tranquil lane bordering Delamere Forest. Step through this gate and immerse yourself in the tranquillity of nature, where peaceful woodland walks and daily forest strolls offer the ultimate escape for mindfulness and well-being.





## *Out and About*

Despite its tranquil and rural setting, Hawthorne Cottage is conveniently located with just a two-minute walk from the lovely village of Norley and its Primary School. For secondary education, Helsby and Weaverham High Schools are close by, as well as the County High School in Leftwich.

If you need to travel, Delamere station is within walking distance, providing a direct route into Manchester. The motorway systems are also easily accessible if you prefer to drive. Moreover, both Manchester and Liverpool airports are less than 40 minutes away, ensuring your commute or travel plans are smooth and efficient.

*"We have the best of both worlds; a peaceful setting with convenience on the doorstep."*

Frodsham is only 5 miles away which has supermarkets, restaurants and the infamous Devonshire Bakery – a family run business and café. Of course, Delamere Forest offers many activities for fun days out, and the historic city of Chester and its beautiful cathedral are only 10 miles away for a bit of history and retail therapy.

*"Walks in the forest are so pleasant with wildlife and birds all around."*

## *Ask the Owners*

Where do you go when you need...



*Groceries?*

Norley Village Stores



*A walk?*

Hatchmere Lake or Delamere Forest



*A bite to eat?*

The Tigers Head in Norley



*A local pub?*

The Carriers Inn in Norley



*A day out with the family?*

Go Ape at Delamere Forest



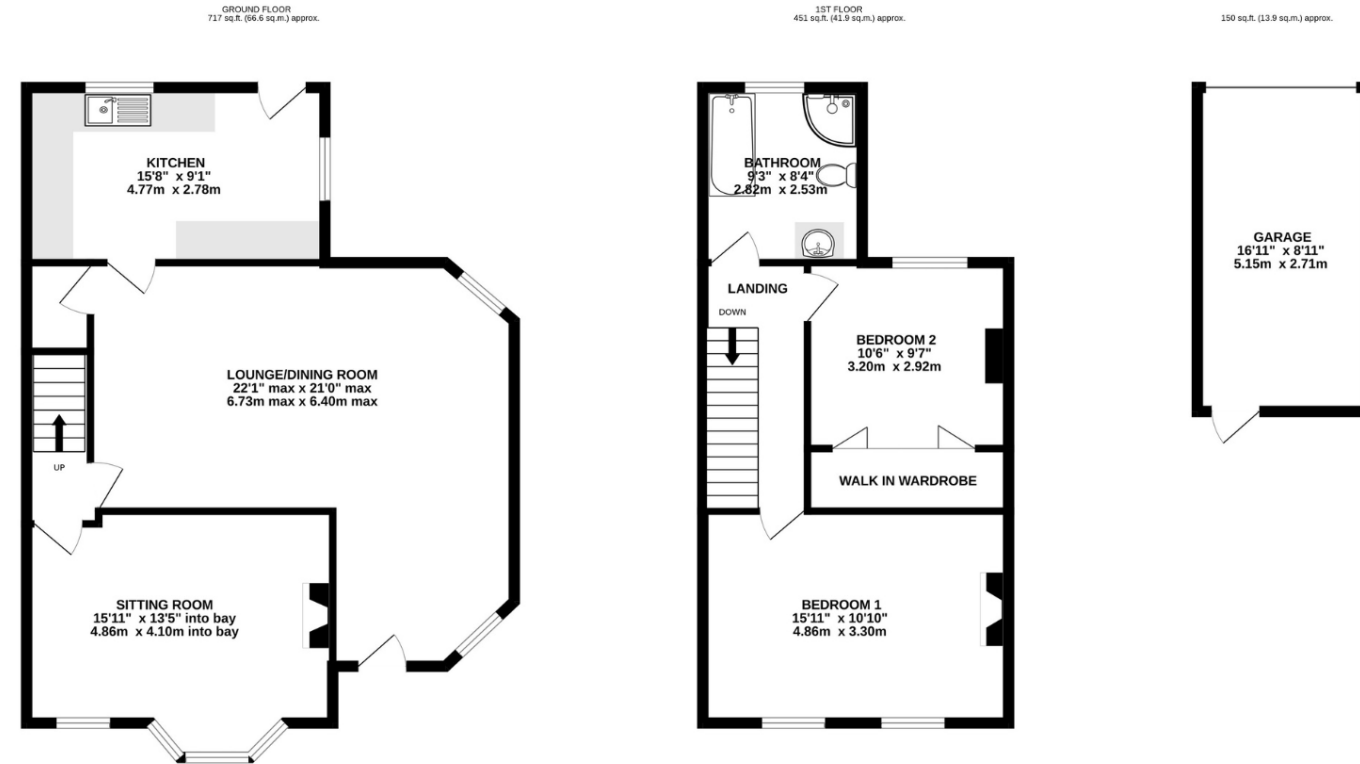
*School?*

Norley Primary School. There is also a local bus to schools in nearby Hartford



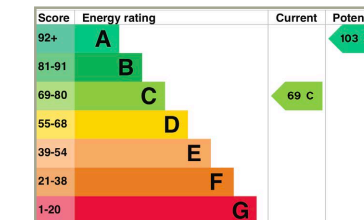
## Specifications

- Charming Victorian home on the edge of Delamere Forest
- 1168 square feet of internal living space
- Open plan dining-living area
- Separate living room
- Private and serene garden
- Garage
- Conveniently placed to nearby amenities and transport links



**TOTAL FLOOR AREA: 1318 sq.ft. (122.5 sq.m.) approx.**  
**EXCLUDING GARAGE: 1168 sq.ft. (108.6 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.



Unable to locate the property?  
 Try [what3words](#)  
[sideboard.outbound.boasted](https://sideboard.outbound.boasted)

\*\* The information Storeys of Cheshire has provided is for general informational purposes only and does not form part of any offer or contract. The agent has not tested any equipment or services and cannot verify their working order or suitability. Buyers should consult their solicitor or surveyor for verification. Photographs shown are for illustration purposes only and may not reflect the items included in the property sale. Please note that lifestyle descriptions are provided as a general indication. Regarding planning and building consents, buyers should conduct their own enquiries with the relevant authorities. All measurements are approximate. Properties are offered subject to contract, and neither Storeys of Cheshire nor its employees or associated partners have the authority to provide any representations or warranties. \*\*



# *Hawthorne Cottage*

✿ NORLEY ✿

Hawthorne Cottage  
School Lane  
Norley  
WA6 6PD



01606 339922 | [hello@storeysofcheshire.co.uk](mailto:hello@storeysofcheshire.co.uk)