



Rural Retreat

Make magical memories from your own kingdom in the Cheshire countryside, at the utterly unique Abbey Cottage. Nestled in the rural embrace of Oakmere, its handsome, hand-built, reclaimed Cheshire sandstone porch festooned in rambling roses, Abbey Cottage emanates countryside comfort.

Enveloped in 4.5 acres of fields and with spectacular views from every window, once one of only two original homes along this road and part of Lord Cholmondeley's farming estate, Abbey Cottage is a new build home born from the imagination of the past.

Signs of its heritage can be seen upon arrival, in the salmon pink of the sandstone walls to either side of the gate, making your way up the drive to the garage. Ample parking is available along the tarmac driveway, whilst to the front, reclaimed slate from the original cottage surmounts the attractive porch entrance.

“Lots of the sandstone and slate has been reused from the original cottage; it's all about capturing the romance and character.”





Meticulously Envisioned

Once featured on BBC2's 'Permission Impossible', Abbey Cottage stands testament to love's labours won, a meticulously conceived home where as much consideration has been devoted to its eco credentials as its characterful touches.

Its 2kw solar pv system generates electricity to help power Abbey Cottage, whilst the Ground Source Heat Pump system also helps to reduce emissions. Hand insulated, Abbey Cottage is so heat efficient, no radiators feature at all on the first floor, with the ground floor warmed by underfloor heating.





A Warm Welcome

Storage space for coats, shoes and accessories can be found within the porch, before stepping through into the impressive, double height entrance hall. Bright and airy, large, polished square tiles amplify the light, which streams in through the window on the landing high above.

A sociable, central meeting point in the home, with space for a piano, whose notes resound throughout the home on both levels, the entrance hall is the hub of the home, with a selection of rooms opening up in different directions.





Savour the View

Ahead, discover the kitchen; a vast living-dining-cooking space, where bifolding doors to the far end invite garden views indoors, the glossy tiles flowing through from the entrance hall. A plethora of cream cabinetry offers abundant storage space, topped in granite with a hint of raspberry jam running through. Harmonising with this colour scheme, the central island-breakfast bar features a Farrow & Ball 'Radicchio' countertop.

Fitted with a Neff hob, cooker and sink, undercounter fridge, freezer and dishwasher, there is also plumbing for a washing machine and dryer, alongside space for a large, freestanding fridge-freezer in the handy utility room.

Freshen up in the cloakroom, where the reclaimed slate sill offers a nod to the home's history, before returning to the kitchen.





Family Time

Wine, dine, relax and unwind in front of the bifolding doors, which open to an elevated sandstone patio terrace that wraps around to the side, allowing you to savour the views out over the garden and countryside whilst feasting.

A glass door opens from the hall to the playroom-office, nestled to the front of the home. A peaceful, versatile room, served by Cat5 cabling (a feature throughout every room in the home, connected to a hub underneath the stairs), Abbey Cottage combines character, comfort and modern convenience with ease.

“We’ve tried to blend the nature and country environment with future proofing to create a modern home.”



Relax and Recharge

Back in the entrance hall, stretch out and unwind in the family lounge; a large, light and inviting room for all the family. Windows to three sides – including French doors that open out to the broad, elevated rear patio – invite the outdoors in, bringing nature within ever present reach. Carpeted underfoot, and dressed in subtle, neutral tones, this room is a sunny, spacious sanctuary.

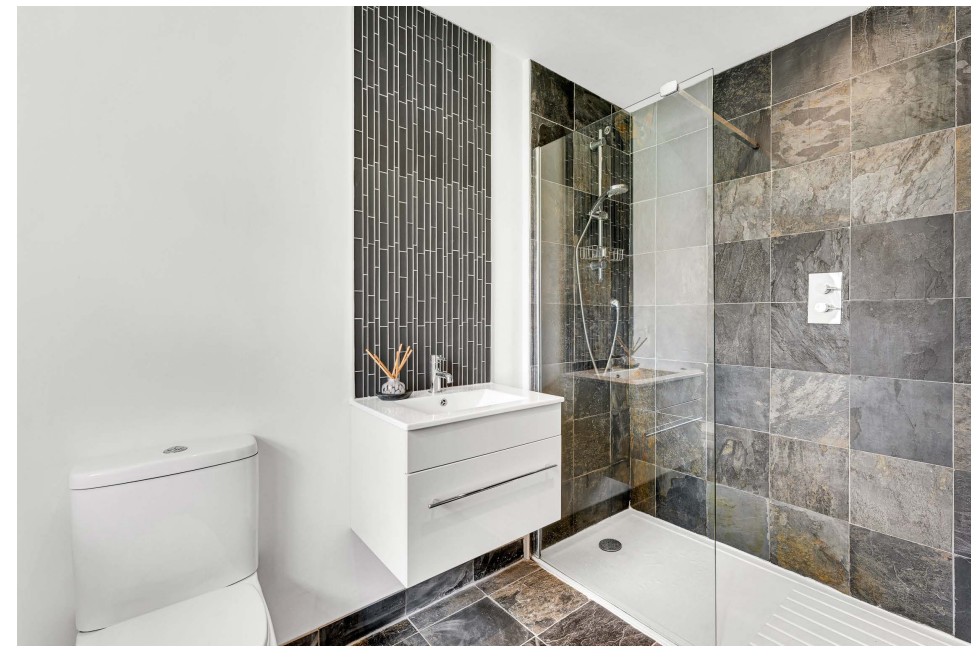


Take the stairs from the entrance hall up to the large, open landing on the first floor, where a large window offers spectacular views out over the pine forest to the front.

“As the afternoon sun hits, it spreads coloured light through the chandelier and throughout the landing.”

Turning left from the top of the stairs, sneak a peek at the first of the four bedrooms, carpeted and comfortable, light and bright with windows to two sides.





Elevated Living

Next door, the main bedroom offers unimpeded views out over the garden, via French doors which open to a Juliet balcony. Wake up to the sound of birdsong and survey what the morning brings, with far reaching, elevated views over your own 4.5-acre kingdom.

“It’s your own wilderness. It’s so private and peaceful.”

Freshen up in the comfort of the ensuite, tiled underfoot, warmed by underfloor heating and with a walk-in shower, vanity unit wash basin and WC.



Across the landing, arrive at the main family bathroom, an oasis of calm. Here, the inviting slipper bath awaits, offering the perfect spot to unwind and soak up the stunning views outside.

At the end of the landing, two further bedrooms await, both spacious doubles with leafy vistas out over the garden and countryside.





Glorious Gardens

Outside, soak up the sunshine on the elevated patio where pink sandstone, reclaimed from the original build features once more. Beyond, step out and explore your magical garden realm; a haven for nature and wildlife, home to a variety of birds including buzzards, which soar overhead. Future proofed outside as well as within, ducts between the well-stocked flower beds are furnished with ropes, ready to pull cabling through for inset lighting to illuminate the borders after dark.

Plans have been drawn for the addition of a heart-shaped lake and duck island in the vast grounds. Reinststate the network of paths that once flowed through the field to the rear, or keep your own bees, harvest honey and live 'The Good Life'.

Raised beds are ideal for growing your own, with a collection of fruit trees including apple trees, cherry trees and plum trees ripe for the harvest, alongside bushes bursting with elderberries, raspberries, blackberries and strawberries. Sheds and workshops are handy for storing tools, mowers and overwintering garden furniture.

A dream for children, watch as they live out their adventures from the safety and security of their own private wilderness.



"We've spent years making it beautiful and wholesome."



Out and About

From its picturesque and peaceful setting, Abbey Cottage blends the best of both worlds, offering everything that a family seeking a wholesome lifestyle, surrounded by nature, could wish for.

Enveloped by fields and woodland, and with the gates to Delamere Forest just a mile from the door, Abbey Cottage provides plenty of opportunities for nature walks, hikes, and outdoor adventures.

Close by, enjoy family days out at Wild Shore Delamere, an extensive watersports park perfect for children, featuring activities like wakeboarding and open-water swimming. Additionally, the high ropes course at Go Ape Delamere adds an adventurous option for both young and older members of the family.

Situated just around the corner from Delamere Primary School, which in recent times was voted the best non-fee-paying school outside the M25, whose outstanding reputation attracts families to the area, Abbey Cottage is ideally located for those raising a young family.

Accessible from the field at the bottom of the garden and also along the lane, discover the family friendly charm of nearby pub The Vale Royal Abbey Arms, a great spot for casual dining and socialising. In the opposite direction, discover The Fishpool Inn, whilst for those seeking a touch of elegance, Abbey Wood Gardens features a sophisticated tea room, perfect for enjoying afternoon tea.

Transport and commuting are convenient from Abbey Cottage. Less than a mile away, and accessible within walking distance, is Delamere Station, which lies on the line between Chester and Manchester, calling at Northwich, Knutsford, Hale, and Altrincham.

Additionally, Abbey Cottage is handy for road links, located within easy reach of the A556, a main arterial road providing connections to the M56 motorway in just ten minutes, ensuring smooth travel across the north west region.

A magical, child-focused home situated in the heart of Delamere, Abbey Cottage is nestled within its own four acres of private 'nature reserve', close to top-rated schools, charming local pubs and cafes, excellent transport links and an array of outdoor activities.

Live the fairytale dream and make lasting memories in a wholesome, nature-rich environment, at Abbey Cottage.

“There is still so much untapped potential left in this.”



Ask the Owners

Where do you go when you need...



Groceries?

Delamere Stores



A walk?

Delamere Forest, Abbeywood Estate and Gardens or Littlewood



A bite to eat?

The Fishpool Inn in Delamere



A day out with the family?

Chester, just 20 minutes' drive away



A local pub?

Vale Royal Abbey Arms in Oakmere



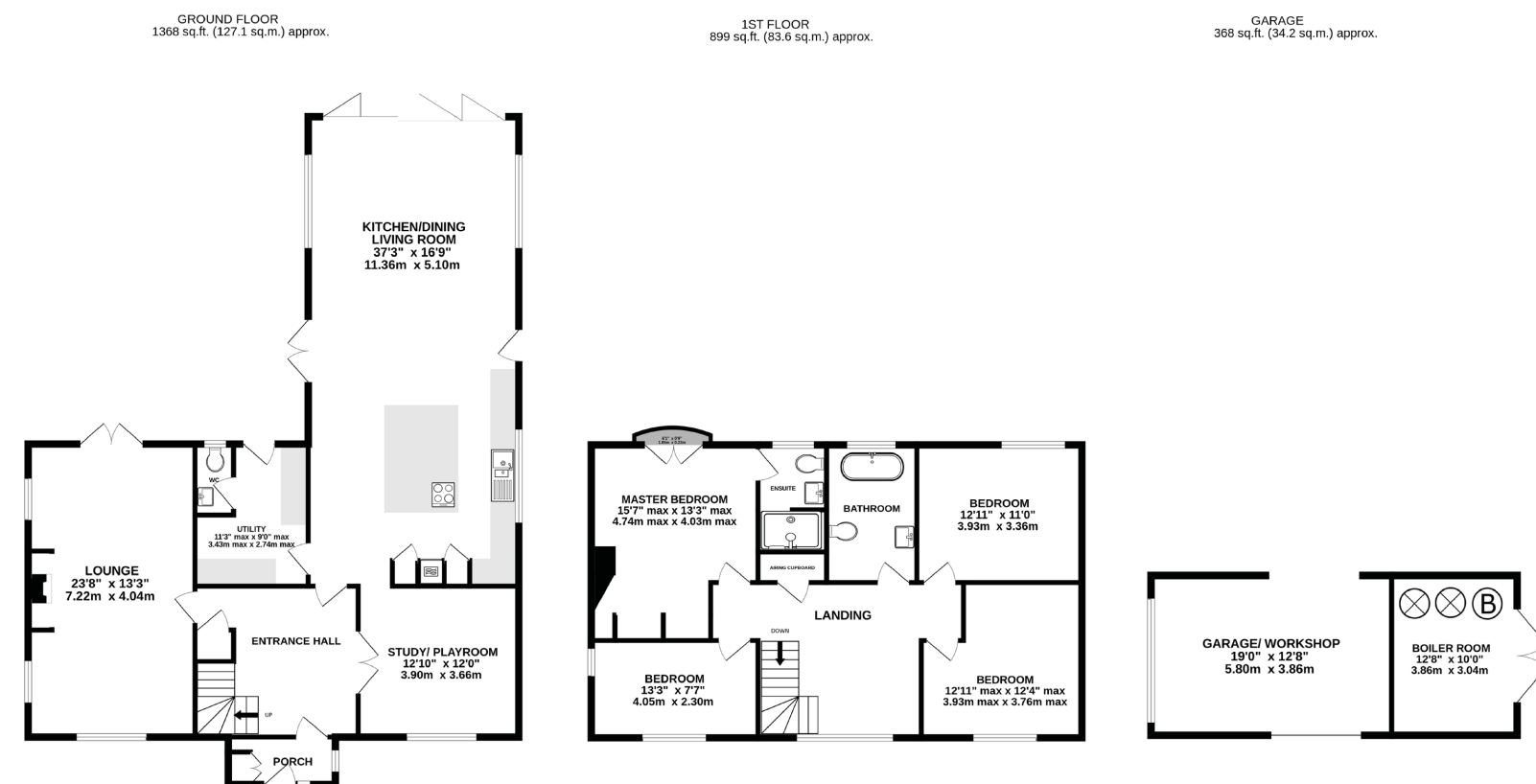
School?

Delamere CofE Primary Academy in Kelsall



Specifications

- Superb family home close to Delamere Forest
- 2267 square feet of living space
- 37' long living dining kitchen with bifold doors
- 4 bedrooms and 2 bathrooms
- Huge potential to extend, subject to planning permission
- Detached timber frame garage and workshop
- Close to well renowned pubs and eateries

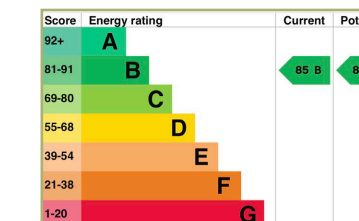


TOTAL FLOOR AREA: 2635 sq.ft. (244.8 sq.m.) approx.

EXCLUDING GARAGE/WORKSHOP: 2267 sq.ft. (210.6 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.

See Ian's Video Tour



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