

Little Orchard

A C T O N B R I D G E



Tucked off Hill Top Road, a cobbled entrance with a claim to fame guides you through the handsome wrought iron gates, flanked by handmade brick pillars, reclaimed from a church and installed with a quaint letter box, at Little Orchard, an unforgettable home.



Private Haven

A home with only a select few owners since its establishment in the 1940s, Little Orchard occupies an idyllic spot, set on around a quarter of an acre of land offering privacy from the wider world.

Not overlooked, but by no means isolated, Little Orchard offers an oasis of calm from the hustle and bustle of everyday life.

With ample parking available on the gravel driveway, evergreen trees and shrubs provide a buffer between the handsomely symmetrical home with its double fronted bays, and the world outside. Ahead, the handsome archway is a natural draw, framing the newly fitted American oak front door, handmade, bespoke for the home.

“It’s an enchanting home.”





A Warm Welcome

Contemporary meets classic at Little Orchard, a home where traditional elements are graced with a modern uplift, such as the brand-new internal doors with black handles. Step into the entrance hall, where archways to both ends lend a reverent feel, with tiled flooring underfoot and warm biscuit tones to the walls.

Spacious and bright, discover the living room on the right. Brimming in light, the beautiful bay window with its leaded glass looks out over the greenery and driveway to the front. Carpeted underfoot, with chandelier lighting above, the open fire, nestled within a handmade Cheshire brick surround, emanates warmth.

Sweet Dreams

Coming out of the living room, across the hall is the master bedroom, peaceful and serene and with oak flooring underfoot. A leaded bay window to the front draws ample light through, with verdant views of the neatly trimmed hedge and golden gravel driveway. A spacious bedroom, wardrobes, dressing table and drawers can be easily accommodated.





Returning to the entrance hall, an archway ahead from the front door leads through to an inner hallway, where bedroom two awaits on the left. Carpeted in cream underfoot, there is ample room for a double bed, with views out to the Indian stone paved patio and garden to the rear. Perfectly private, beyond the garden, farmland extends back.

Next door, on the left, refresh and revive in the family bathroom. Fully tiled, a bath with overhead shower features alongside a wash basin, WC and heated towel radiator. Ample storage for towels and linen can be found in the airing cupboard outside the bathroom.





Characterful Living

Making your way along the inner hallway, emerge into the practical side of the brand-new Wren Kitchen, where grey cabinetry and quartz worktops accommodate a stainless-steel Italian Range-style cooker across from a deep Belfast sink. Beneath the beam-topped doorway, the Kitchen opens up in a 'T' shape, with space for a freestanding fridge-freezer and plenty more cabinetry offering ample storage.

Infusing the Kitchen with character and warmth, a large redbrick fireplace houses a multifuel stove, with a handsome 600-year-old French beam above.

A handy utility cupboard off the Kitchen is ideal for your washer-dryer, whilst a rear vestry-style, rustic quarry-tiled porch leads to a door, offering easy access out to the Indian stone patio and garden beyond.

Glazed double doors open up from the Kitchen into the conservatory, a lovely light garden room ideal for dining in. Shades of green to the lower walls borrow from the surrounding countryside, blurring the boundaries between outdoors and within.

*“The sunrises are beautiful.
You get the sun all day
long until it sets.”*



Garden Oasis

From the front of the home, the driveway continues along, offering further parking to the rear, also following the side of the home along to a two bay oak and brick open fronted garage with Suffolk roof.

Stepping out from the conservatory or Kitchen, access the handsome Indian stone paved patio, running the full width of the home and offering lots of nooks for bike storage, and even a shed.

Beyond the sunnypatio, lush lawn stretches back, with another large shed on the left. Another smaller shed and a log store afford ample storage. A productive pear tree stands as testament to this aptly named home's heritage as part of a larger orchard. Mature, manicured hedging provides privacy to three sides in this safe and secure garden, ideal for children and pets.

South facing, the garden soaks up the sunshine throughout the day until it sets in the west. With a private lane to the side, and fields grazed by sheep in the distance, enjoy the peace and tranquillity of this low maintenance garden.





Annextra Option...

Opposite the oak garage, and privately tucked away from the main home is the brick-built annex with handsome bullseye window in the apex of the gable. Accessed via an oak-style door, there is also a roller pulldown door to the front, for security should you desire.



Currently used as a studio-office, this air conditioned, soundproofed, self-contained unit also features a Kitchen and storage level above, with bathroom containing wash basin and WC. This space naturally lends itself to conversion into an open-plan independent living space.

Furthermore, planning permission is live and ongoing for a loft conversion to transform Little Orchard into a spacious four bedroom home.



“It’s a happy delightful home.”



On Your Doorstep

With the occasional clip-clop of passing horses along Old Lane close by, experience the perks of peaceful, ruralesque living at Little Orchard.

Acton Bridge is renowned for its beautiful walks, through farmland and along the River Weaver as it winds its way through the village.

With its thriving social scene, there are a number of local activities and societies run from the village hall, alongside a bowling club, a tennis club and even a boating club. Get to know your neighbours in the village pub the Hazel Pear or enjoy a spot of birdwatching at the Vale Royal Falconry Centre.

Delamere Forest is only a short drive away, for woodland walks and picnics.

Families are perfectly placed for local schools, with a range of state and private schools close by in Weaverham and beyond including Sir John Deane's College, The Grange and Cransley School, with buses running close by.

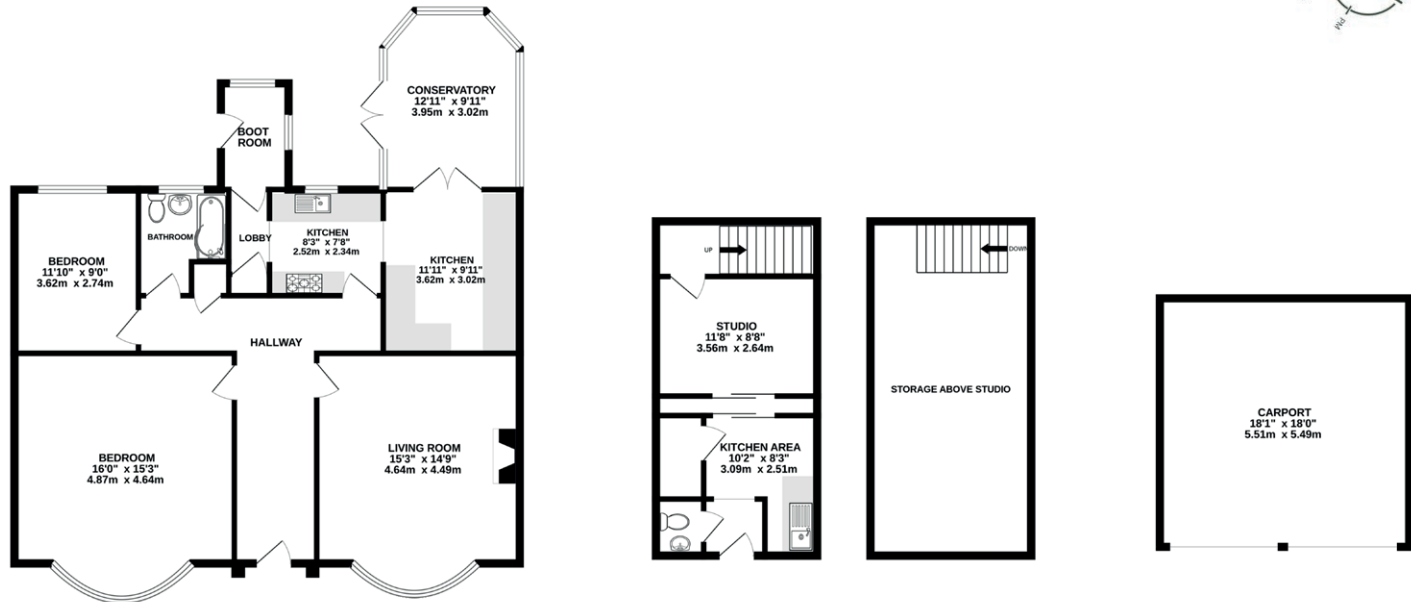
Commuters could not wish for a more convenient location, with easy access to both the M56 and M6 and Acton Bridge station with its connections to Crewe and London beyond only five minutes' walk away.

So versatile and with such wide appeal, Little Orchard is a home designed to grow with its owners, adapting to your needs over the years, as suited to a retired couple as to a young family looking for their forever home.

An enchanting setting in which to create memories, Little Orchard is a cherished home, lovingly renovated over the years to offer comfort and calm.

** 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. **





TOTAL FLOOR AREA: 2069 sq.ft. (192.2 sq.m) approx.
(Excluding Carport): **TOTAL FLOOR AREA: 1743 sq.ft. (161.89 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.

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Specifications

- Desirable village location
- Over 1743 square feet of internal living space
- South facing garden with rural views
- Beautiful nearby walks, through farmland and along the River Weaver
- Versatile annex
- Planning permission ongoing for a loft conversion to transform into a spacious four bedroom home
- Excellent transport connections

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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ACTON BRIDGE

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