



Nursery Farm

— NORLEY —



Hidden from view and accessed along a winding, cherry blossom-lined driveway, Nursery Farm reveals itself like the well-kept secret it is. A former 1800s farmhouse, nestled within 3.5 acres of private, pastoral beauty, Nursery Farm, set well back from Delamere Road offers space, seclusion and plenty of scope, with a 2.5-acre field, manège, range of outbuildings and direct access to quiet country lanes leading into the heart of Delamere Forest.

With ample parking available when entertaining, alongside a garage and workshop, Nursery Farm sits behind lovingly landscaped lawn where more cherry blossom trees add a blush of pink from early April onward.

Step inside, onto herringbone flooring, laid by the current owner, where ahead, a bespoke stained-glass window hints at the home's more recent heritage.



A Warm Welcome

Practically placed on the left, the utility room, with its tiled floor, offers plenty of storage space for muddy boots and paws, with plumbing for a washing machine and dryer. Next door, a cloakroom with WC and wash basin is equally handy when out gardening.



Make your way along the entrance hall into the capacious sitting room, where warmth emanates from the log-burning stove, and herringbone flooring flows underfoot for a sense of seamless continuity. Beams embellish the ceiling above, whilst storage features beside the chimney breast. A spacious, bright room, there is plenty of space for a dining table for those who enjoy entertaining.



Continuing along the entrance hallway, the country kitchen can be found on the left, furnished in classic, Shaker-style cream cabinetry and furnished with all the essentials including a fridge, freezer, microwave, dishwasher, Belfast sink and Aga cooker, emanating comforting warmth.



Kitchen *Delights*

“The Aga makes it lovely and warm in winter, I often sit in here and read a book. You don’t need to put the heating on – it’s just constant warmth.”

Tiled underfoot, with a rustic beam embellishing the ceiling overhead, the kitchen opens up into a breakfast area beyond, where a dining table sits before a set of French doors, opening onto the patio for alfresco dining, enabling you to savour the mouthwatering views as you dine.

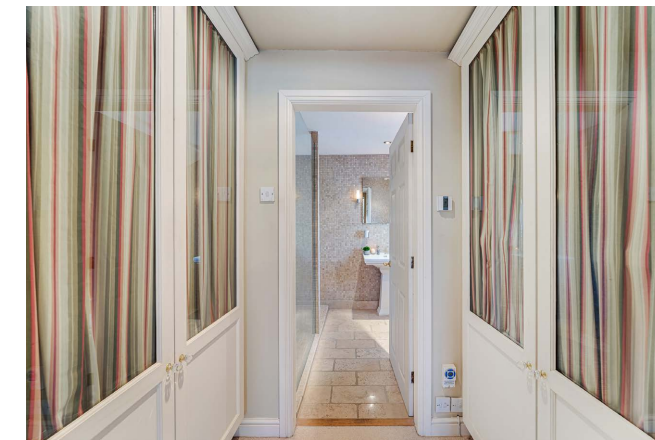
Relax & *unwind*

From the entrance hall, steps lead down into the main sitting room, cosily carpeted underfoot and suffused in light from windows to three sides. French doors open to the garden, framing watercolour views out over the surrounding landscape. In winter, snuggle up in front of the open fire as the landscape is softened beneath a blanket of snow.



“One of the things I love is the view from the sitting room. I could look straight out and see my horses in the paddock.”





Tucked away at the end of the landing, the master bedroom is a peaceful retreat painted in soft green-grey tones, spacious, airy and enhanced by light spilling in through multiple windows, while a Juliet balcony provides panoramas out over the garden. A walk-through dressing area offers excellent storage, leading to a sleek en suite shower room where underfloor heating adds a sense of luxury.

Soak & sleep

Retracing your steps through the entrance hallway, an oak staircase leads up to the landing, where to the left, an inner landing leads to a serene family bathroom dressed in neutral Fired Earth tiles with an iridescent sheen, creating a spa-like ambience. Rarely used, the bathroom retains a pristine feel. Soak in the bathtub, furnished with shower over and sense the warmth of the underfloor heating.



Off the main landing, two further bedrooms are dressed in a soft, neutral palette that enhances the sense of calm and space that permeates throughout Nursery Farm. Both feature built-in wardrobes, with large windows framing leafy garden views. Currently arranged as a double bedroom and a home office, each room offers flexibility to adapt with ease.



A landscape in *bloom*

As spring unfurls across the grounds of Nursery Farm, the garden bursts into life in a flourish of blossom, birdsong and soft sunshine. Lovingly nurtured, the garden retains its colour and texture throughout the seasons, planted with an array of shrubs, trees and flowers including mature pear and cherry trees, pots of tulips and a striking magnolia tree, while a glorious rhododendron bed bursts into colour each May.

Thoughtfully nurtured over time, clematis and roses weave through trellises while sunny York stone patios offer warm, sheltered spots to enjoy lunch or a quiet drink. Birdlife thrives here too, with goldfinches and songbirds gathering daily at the courtyard birdbath, and hedgerows providing natural sanctuary for local wildlife.





Space & Scope

For those seeking scope for business, lifestyle or leisure, in addition to a 2.5-acre field, Nursery Farm comes replete with a manège, garage and workshop, alongside a hay store and a versatile stable block. One outbuilding is already set up for guest accommodation, complete with bedroom and shower room - ideal for visitors, extended family, or potential Airbnb income. With trails out through the countryside into Delamere Forest, there is clear appeal for equine enthusiasts. Whether equestrian use, business opportunity, or simply space to stretch out and breathe, Nursery Farm is a home where the possibilities are as generous as the land itself.



A *perfect* location

Though tucked away in its own private pocket of countryside, Nursery Farm is perfectly placed for those who relish rural life and who want to retain a sense of everyday ease.

The nearby villages of Norley and Kingsley each offer a warm sense of community, with local WI groups and a range of other community groups including Scouts, crafts and fitness classes, gardening clubs and badminton groups.

On the fringes of Delamere Forest lies the quaint country pub The Tiger's Head, established in 1840 and overflowing with character.

There is also a village school, Norley CE Primary School, with a range of secondary and independent schools within easy reach in Hartford just six miles away.

With local churches and a handy Co-op less than two miles away, there is even a Chinese takeaway within strolling distance, or venture a little further to nearby Frodsham for a broader selection of shops, restaurants and services.

For walkers, riders, and nature lovers, the surrounding Cheshire countryside provides endless opportunity to roam, with Delamere Forest's trails just moments away.

A hidden gem enveloped in greenery, Nursery Farm is a true sanctuary for those who cherish the countryside - a place to garden, gather your thoughts and enjoy a life shaped by the seasons.



Ask the *owners*

Where do you go when you need...



A walk?

Delamere Forest or there are lots of local walks on the doorstep



A bite to eat?

Fox and Barrel, Cotebrook or Terrarium, Tarporley



A day out with the family?

Nearby walks, Chester, Manchester or Liverpool



School?

Kingsley Community Primary School, Norley CE Primary School or Delamere Primary Academy



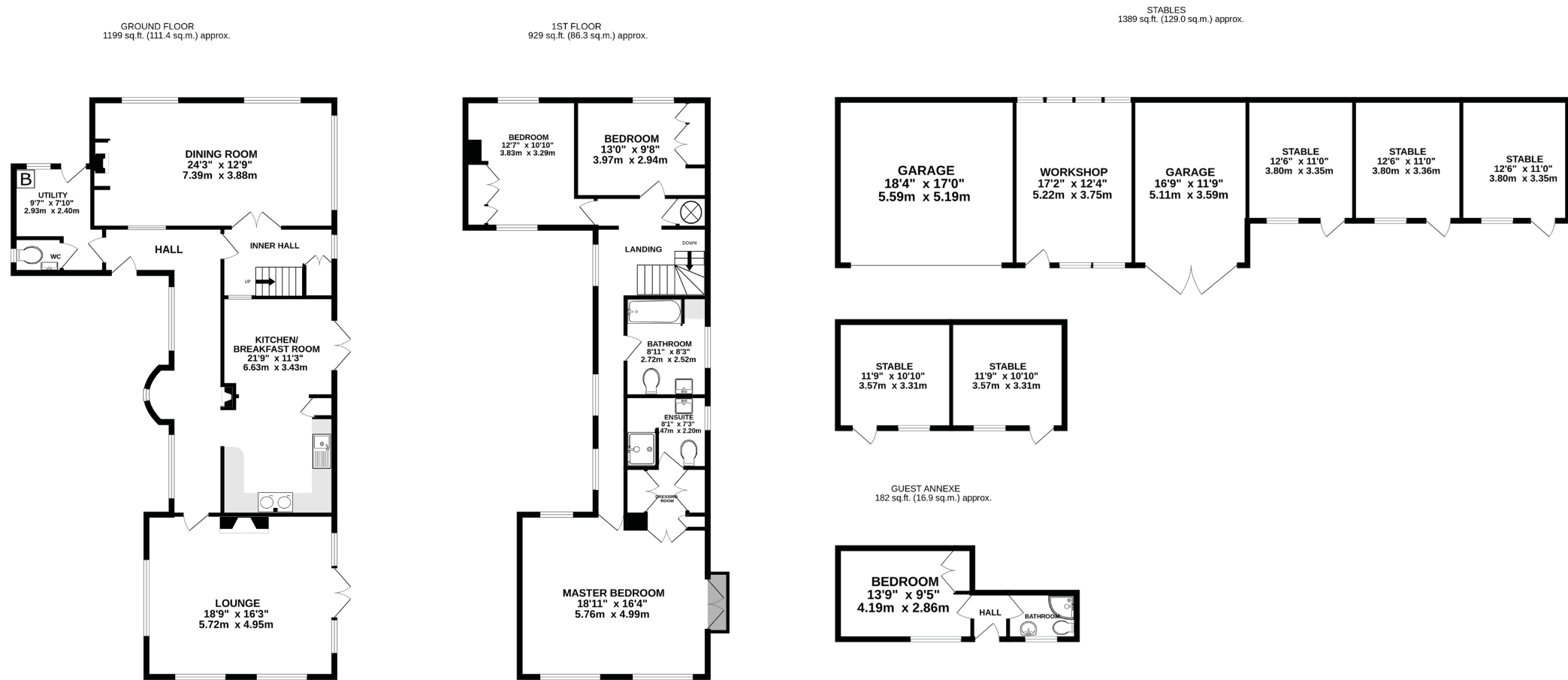
Groceries?

Co-op Food, Kingsley



A local pub?

The Tiger's Head in Norley



MAIN LIVING TOTAL FLOOR AREA: 2129 sq.ft. (198 sq.m.) approx.

OUTBUILDINGS TOTAL FLOOR AREA: 1571 sq.ft. (146 sq.m.) approx.

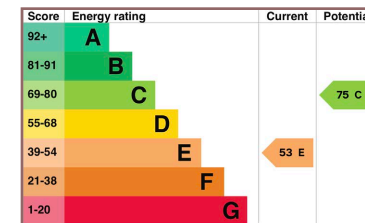
Whilst every effort has been taken to ensure the accuracy of this floorplan; the room sizes, placement of doors or windows and any countertops or other items are approximate and therefore we take no responsibility for error or omission. This floorplan is for illustrative purposes and should be used as such for any potential purchaser.

Key features

- Former 1800s Farmhouse with characterful features throughout
- Nestled in a 3.5 acre plot
- 2129 square feet of family living space in the main property
- 3 bedrooms, 3 bathrooms
- Equestrian potential with stables and manège
- Annexe plus outbuildings
- Beautiful mature gardens
- Delamere Forest on the doorstep
- Excellent amenities and transport/commuter links nearby



See Phil's
Video
Tour



Unable to locate the property?

Try **what3words**



passports.press.senders

** 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. **



Nursery Farm

Delamere Road

Norley

WA6 6LZ



STOREYS

storeysofcheshire.co.uk

hello@storeysofcheshire.co.uk

01606 339922 | 01829 700359 | 01925 595950

57 Church Street, Davenham CW9 8NF

56c High Street, Tarporley CW6 0AG