





## ARCHITECT-DESIGNED

Set against a backdrop of fields and forest-edge walks, Eddisley is a masterclass in contemporary rural living – an architect-designed eco home, envisioned and built to exacting standards, and shaped around a trio of guiding principles: comfort, light, and flow.

Conceived in partnership with acclaimed designer Tony Holt, every inch of this remarkable home has been considered, crafted and engineered to perform. From its exceptional levels of insulation, triple glazing throughout and superb air-tightness score, some 30 times better than required for standard building regulations - Eddisley is a home that champions environmental design without ever compromising on beauty or warmth.

Inside, light pours through full-height glazing and open-plan spaces unfold with ease. Underfloor heating flows beneath herringbone oak flooring. Above, lofty ceilings frame clean lines, bespoke fittings and uninterrupted views that unfurl out to the horizon. Quietly luxurious and deeply comfortable, Eddisley is a home made for modern family life.



# PASSIVE PRINCIPLES AT ITS CORE

Much more than a striking silhouette in the landscape, Eddisley is a feat of engineering, built to exacting standards that surpass even the most rigorous building regulations. Completed in 2017, Eddisley, designed by award-winning architect Tony Holt, was created to Passive House principles.

From its foundations up, every element of the home has been crafted with energy efficiency and comfort in mind. Sitting upon a bespoke 'slab', between 300mm and 450mm of insulation creates a thermal base far beyond standard specifications - part of a continuous envelope of insulation that envelops floor, walls and ceiling.

Triple-glazed Internorm external windows and doors are fitted throughout; regarded by many as 'the Rolls Royce of windows', with timber interiors, aluminium-clad exteriors and whisper-quiet tilt-and-turn mechanisms that provide thermal efficiency.

Air tightness was a critical benchmark in the design. With a measured air permeability of just 0.21 ACH - over 30 times better than standard building control requirements - Eddisley achieves a level of energy performance rarely seen in residential construction.

Comfort is consistent and effortless thanks to mechanical ventilation with heat recovery (MVHR), underfloor heating throughout the ground floor and in the first floor bathroom and en suites and intelligent LED lighting design by British architectural specialists Phos. Every system, from the custom lighting temperature to the Cat6 cabling and internet points in nearly every room, has been carefully planned and beautifully implemented.



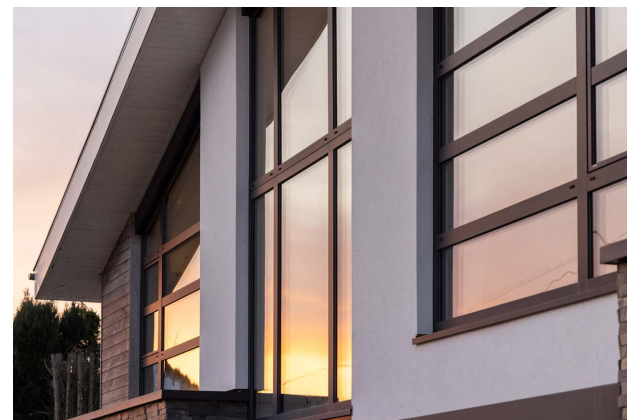


# WELCOME HOME

Approached along a quiet country lane, the entrance to Eddisley is striking and clean, a subtle preview of the sleek interiors within. Pull onto the wide, gravelled driveway, providing parking for up to six cars with ease, while a detached double garage, complete with electric Hörmann door and internal power and lighting, offers additional space for storage or workshop use.

Step inside and Eddisley unveils itself. Light defines every inch of this home, flooding in through the tall glazing to the front, amplified by the double height ceiling where a striking wooden chandelier floats down. Ahead, sliding glass doors to the rear of the kitchen, opening up ahead, frame wide, uninterrupted views of garden and countryside stretching out to the distant horizon.

Underfoot, engineered oak in a herringbone lay sets a warm and timeless tone. Individually crafted, bespoke walnut doors by Deuren, feature flush-fitting magnetic door catches, designed with practicality and aesthetics in mind.







## WORK IN COMFORT

Working from home is effortless at Eddisley, with a study to the left offering flexibility for modern life - handy as an office for remote working or even to serve as an accessible fifth bedroom for multigenerational living.

Behind the scenes, this is a room as technically impressive as it is tranquil. Wired with Cat6 cabling throughout the home, ensuring fast and reliable connectivity, with multiple internet points, whether it's an office, occasional guest bedroom or future snug, this space adapts seamlessly to changing needs. Pops of colour add depth from room to room, creating individuality between the spaces.

On the left, access the cloakroom, with Quentin Blake-designed wallpaper, wash basin and WC, and the utility room. Clay & Rock porcelain tiles underfoot ensure this room serves as a handy boot room entrance after dog walks or pottering in the garden, served by a sink, plumbing for a washing machine and dryer, and with built in storage for coats and boots.



Across the entrance hall, the main lounge, with its herringbone flooring, large windows and intimate ambience, is ideal on cosy winter nights, with the curtains drawn, curled up in front of a favourite film.





# THE HEART OF THE HOME

Eddisley's scene stealing centrepiece is its open-plan kitchen and dining space, designed and fitted by the Cheshire Kitchen Company. Seamlessly integrated bronze-grey cabinetry lines two walls, ensuring a minimal visual footprint and preserving the uninterrupted outlook through the home to the views beyond. Concealed within are a suite of Siemens appliances: oven, steam oven, microwave, dishwasher, plate warmer, fridge, freezer and Quooker instant boiling tap - each woven into the design with quiet precision.

Sociably positioned in the three-metre long central island-breakfast bar for chefs who like to entertain, a Bora induction hob with built-in downdraft extractor, looks out over the kitchen.

A Neolith Iron Moss ceramic worktop adds depth and drama, its rich flecks of copper and iron catching the light from above, where a trio of pendant lights sits suspended over the breakfast bar. The space easily accommodates a ten-seater dining table - perfect for everything from lazy Sunday brunches to Christmas feasts.







Bespoke LED lighting, designed by multi-award-winning British lighting manufacturer Phos bathes the room in softness. With colour temperature and beam angles finely tuned for the home's high ceilings, the effect is subtle, flattering, and never overpowering, creating a captivating low-key ambience.

Sliding doors dissolve the boundary between indoors and out, leading onto a porcelain-paved terrace by Porcelanosa. Slip-resistant and elevated to maximise the far-reaching views, sip on morning coffee or enjoy an evening glass of wine, basking in the quiet drama of the rolling countryside.

Just off the kitchen, the snug offers an intimate spot in which to start the day, bathed in morning sun and offering direct access out onto the patio through a set of sliding doors. Also discreetly positioned on this level, a dedicated plant room houses the workings for the high-tech systems that ensure Eddisley remains as efficient as it is.



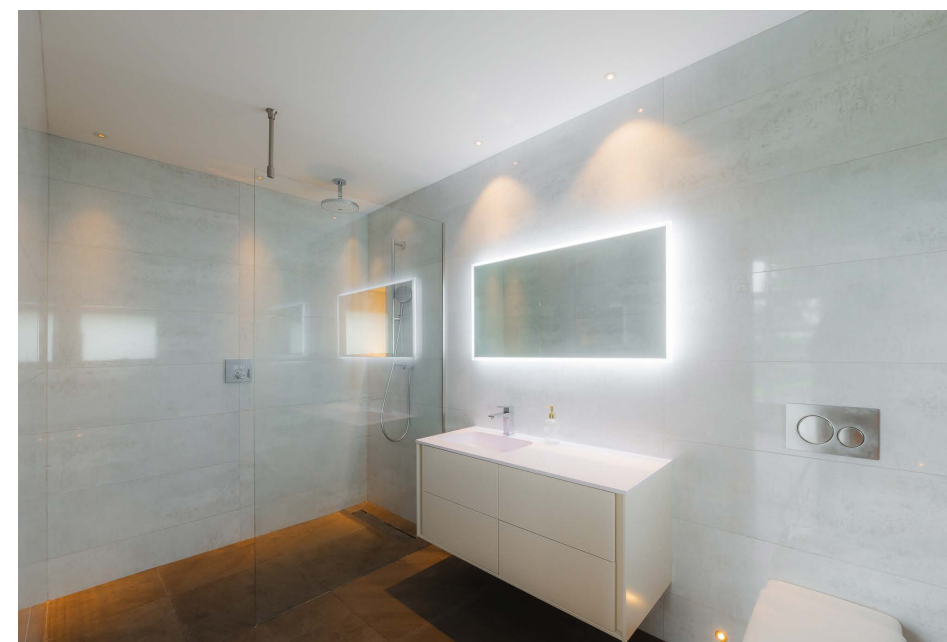


## BEDTIME BECKONS

From the entrance hall, the open-tread staircase - a custom creation of steel and solid oak,- rises to the first-floor gallery landing, bathed in light from the full height glazing, capturing countryside views as you ascend.

To the rear of the landing, the first of the four bedrooms balances warmth with understatement. A panelled feature wall of fitted wardrobes offers seamless storage, while a huge picture window frames uninterrupted views across the garden and fields beyond.

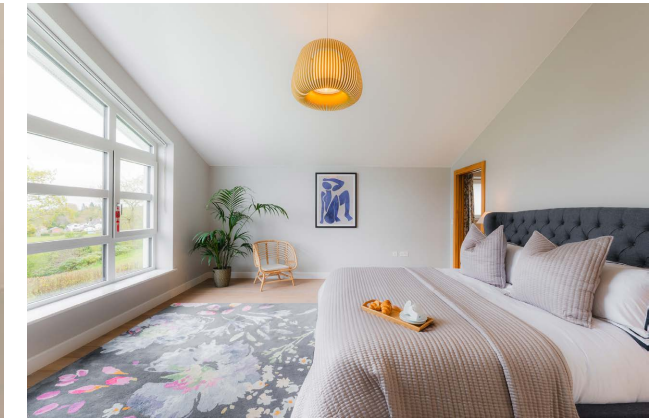
A pocket door slides back to reveal a vast, spa-hotel-style en suite clad in Porcelanosa tiles and fitted with Laufen sanitaryware, a Codis wash basin from the Cheshire Kitchen Company, and a wet room shower with Grohe rainfall head and handheld attachment. Electric underfloor heating and a heated towel rail maintain ambient comfort.





Also situated to the rear, where a vast picture window provides watercolour views out over the landscaped patio and garden to the undulating fields beyond, the master bedroom is defined by its scale, serenity, and spectacular scenes.

Spacious and sophisticated, a separate dressing room offers plenty of storage, whilst the en suite bathroom is a private oasis, furnished with luxurious marble-effect tiles from Clay & Rock, and featuring a Codis wash basin, a walk-in rainfall shower with wand attachment by Grohe and sleek Laufen sanitaryware. Underfloor heating and a heated towel rail complete the comfort. Soak away in the bath whilst watching your favourite show on the fitted television.

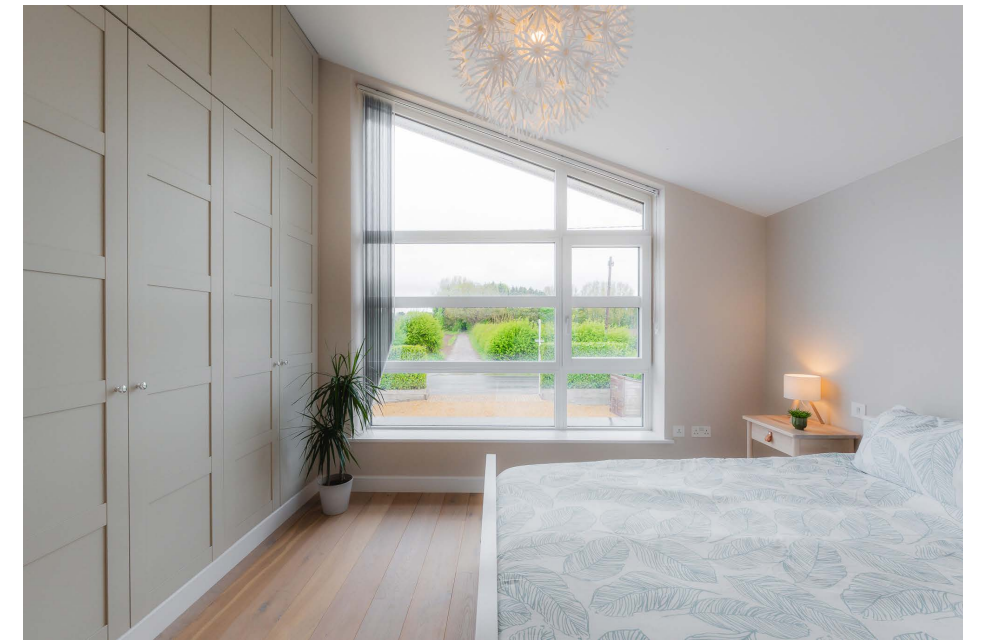






Finished in elegant Fired Earth tiling, the main family bathroom serves the remaining bedrooms, providing a serene space to unwind, furnished with top of the range sanitaryware in keeping with the bathrooms throughout the home.

To the front of the home, two further generously sized bedrooms can be found, both spacious enough to accommodate a super-king-size bed. Both bedrooms feature fitted wardrobes and large scale picture windows framing open views to the front, echoing the home's signature sense of light and space.



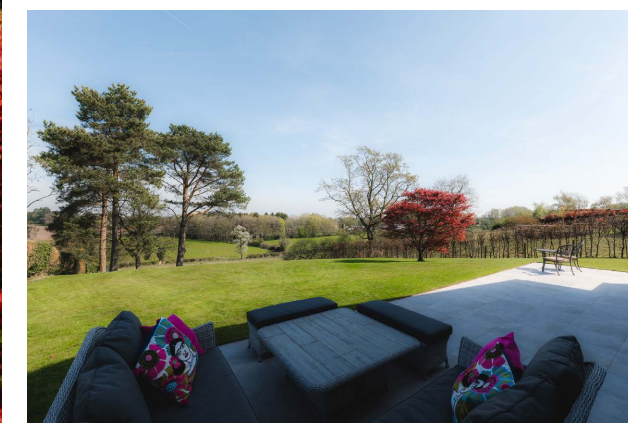


# OUTDOOR OASIS

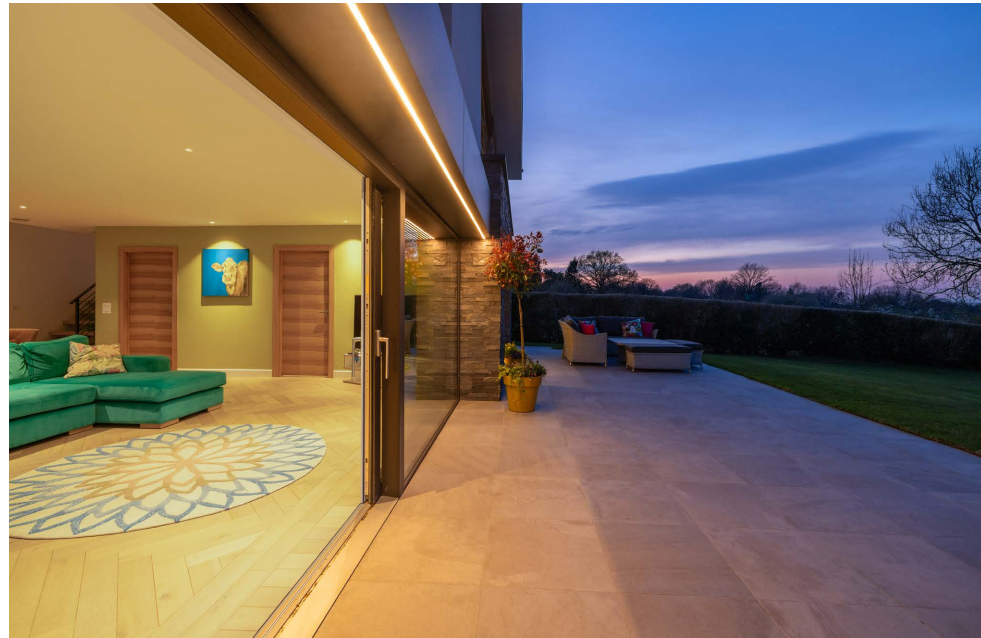
From the kitchen, the garden flows out seamlessly, echoing the understated yet highly practical elegance of the home within. A porcelain-paved patio from Porcelanosa provides the perfect elevated spot for dining or drinks, while LED strip lighting set above the windows brings a soft evening glow after dark.

Beyond lies a generous lawn, providing plenty of space for children to play and framed by established trees including pine and oak, with a sculptural Japanese acer adding a splash of seasonal drama near the home.

With outdoor taps, power and a robot mower to take care of the lawn, everything is designed for low-maintenance living - leaving more time to relax in the sun, surrounded by birdsong and open Cheshire skies.









## OUT & ABOUT

Peacefully nestled on the cusp of Delamere Forest, Eddisley offers nature in abundance on the doorstep. Step out of the front door and within minutes head out beneath a canopy of trees, following winding woodland paths or quiet country lanes, accompanied by a soundtrack of birdsong.

Rural, yet not remote, Norley village is just minutes down the lane, with its welcoming pub, community hall, and well-stocked village shop. For families, Norley's primary school is nearby, while older students are well served by King's and Queen's Schools in Chester, and The Grange School in Hartford, alongside a wide selection of other respected local options.

Commuters are well placed with Frodsham station a ten-minute drive away, linking you to Chester, Warrington and Manchester, while the M56 and M6 motorways, plus both Liverpool and Manchester airports, are within half an hour. A rare blend of architectural finesse and everyday ease: light-filled, energy-efficient, and built with precision, Eddisley, with its boundless bedrooms, open views and quietly revolutionary design make it a future-facing home with soul, substance and serious style.



### GROCERIES?

Co-op Food, Kingsley



### 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 PUB?

The Tiger's Head, Norley



### A DAY OUT WITH THE FAMILY?

Nearby walks, Chester, Manchester or Liverpool



### SCHOOLS?

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

## ASK THE OWNERS

Where do you go when you need...

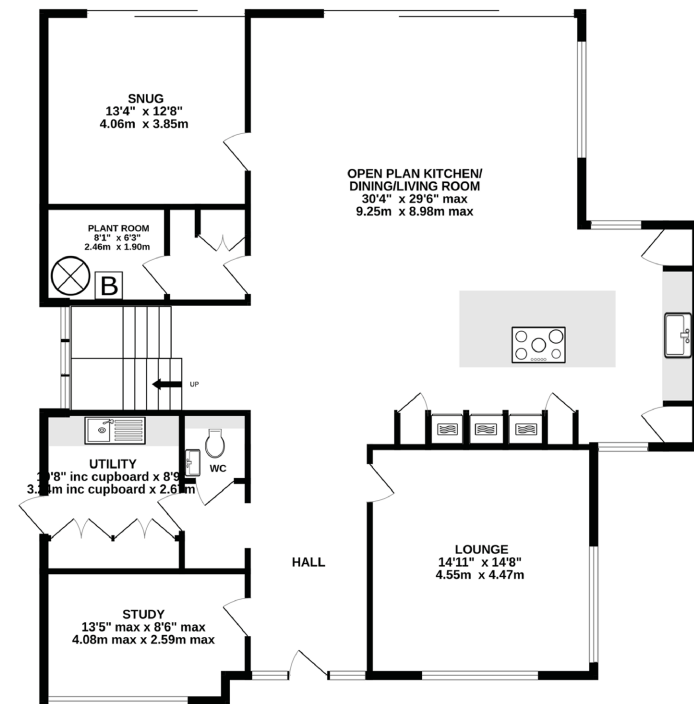




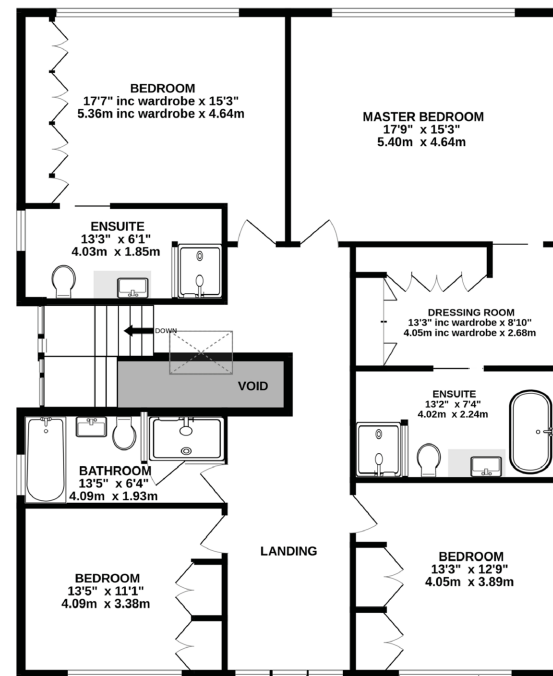
# KEY FEATURES

- Architect-designed eco home, with exceptional energy efficiency and comfort
- 3125 square feet of internal living space
- Striking open-plan kitchen-dining-living area, with uninterrupted countryside views
- Four luxurious bedrooms, 3 bathrooms
- Seamless indoor-outdoor living
- Rural setting near Delamere Forest
- Excellent location for nearby amenities, transport and commuter links

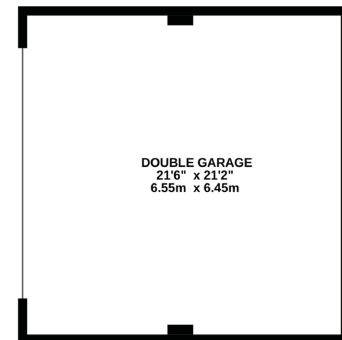
GROUND FLOOR  
1662 sq.ft. (154 sq.m.) approx.



FIRST FLOOR  
1462 sq.ft. (136 sq.m.) approx.

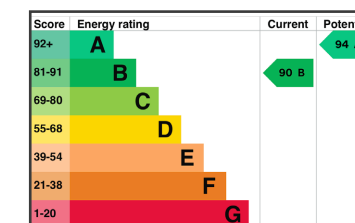


GARAGE  
453 sq.ft. (42 sq.m.) approx.



**TOTAL FLOOR AREA: 3578 sq.ft. (332 sq.m.) approx.**  
**EXCLUDING GARAGE: 3125 sq.ft. (290 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.

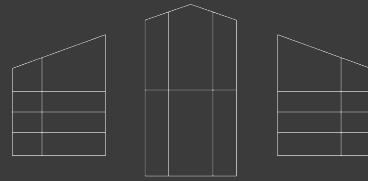


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EDDISLEY

Fingerpost Lane  
Norley  
WA6 8LE



[storeysofcheshire.co.uk](http://storeysofcheshire.co.uk)

[hello@storeysofcheshire.co.uk](mailto:hello@storeysofcheshire.co.uk)  
01606 339922 | 01829 700359 | 01925 595950

57 Church Street, Davenham CW9 8NF  
56c High Street, Tarporley CW6 OAG