

The Laurels
DELAWARE



Stylish living on the edge of Delamere forest

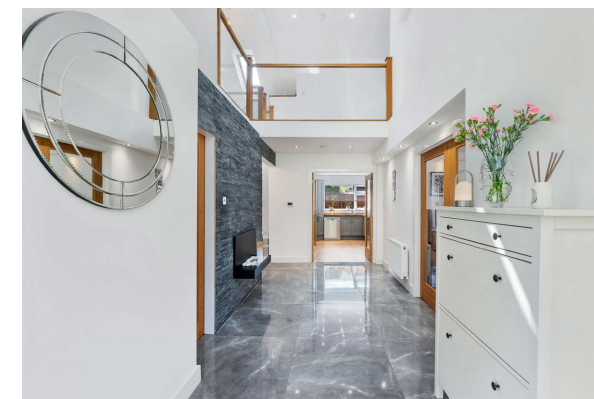
On the fringe of Delamere Forest, wrapped up in rurality, discover The Laurels; a home reimagined, creatively remodelled and upgraded, to offer the ultimate in modern family living. Once an unassuming three-bedroomed bungalow, The Laurels has been stripped back to its bones before being rebuilt from its four outer walls. Rewired, reroofed, replumbed, replastered and reloved, The Laurels now extends to two storeys, brimming with interconnected, versatile spaces and now encompassing the potential for six bedrooms, 3 currently with en-suites.

Pull through the electric gated entrance, or enter on foot through a latched gate, where there is ample parking for multiple cars on the driveway at the front, with a lawned turning circle to the centre. With abundant parking available, the single garage can be used to house a car or simply utilised for storage.

An enchanting entrance

Make your way in through the front door, emerging into a bright, broad entrance hall, where inset spotlighting reflects light off the gleaming porcelain marbled effect floor underfoot. A glowing welcome is always assured, with underfloor heating running throughout the entrance hall alongside a contemporary exposed flame bioethanol fire. What better sight to come home to on a winter's evening? Textured grey tiles add impact on the feature wall, softened by the white walls and architraves. Light is amplified throughout the home courtesy of glazed internal doors, glass balustrades and the impressive galleried landing.

Oak framed, glass double doors open up on the right, leading into the large and light-filled lounge, where porcelain tiles are replaced by deep pile grey carpet, and the comfort of underfloor heating exchanged for the cosy fireside warmth of a log-burning stove. Topped in a timber lintel, a large television is fixed above the fire, on the King's Red-dressed chimney breast providing a focal point as functional as it is eye-catching. Supremely spacious, yet surprisingly intimate, enjoy movie nights at the weekend; at the push of a button, a drop-down projector projects a 100-inch screen onto the wall opposite the fireplace.





Light and bright living

Borrowed light suffuses the lounge from the garden room beyond, where full width bifolding doors blur boundaries between the indoors and out. Oak laminate flooring extends underfoot in this sociable space, warmed by a bioethanol burner and underfloor heating in the winter months and swimming in sunlight throughout the summer. Look out over the expansive garden, watching the wildlife as it passes unconcernedly through.

Beyond the bifolds, an expanse of decking provides the perfect playground for your summer fun, as the garden unfurls ahead, beyond gravel and patio, with steps directing the eye up to the lavishly sized lawn beyond.



Follow the flow

Flow on seamlessly, from the garden room via a cosy snug which links back to the lounge, into the contemporary kitchen, where grey cabinetry offers an abundance of storage, and oak worktops provide plenty of preparation space when cooking. Accommodating an American-style larder fridge-freezer, dishwasher, induction hob with chic extractor fan above alongside a microwave, two ovens and a wine chiller, this comprehensively equipped kitchen is ideal when cooking up a feast for friends and family. Sociably styled, looking out not only to the garden but the garden room beyond; dine casually or perch at the breakfast bar for a coffee and a chat.



"Although the house is 'open plan' design, this home also provides privacy; you can shut off the downstairs bedrooms from the main living area with the glass double doors. This ensure peace and privacy".

Designed to provide ease in modern life, the entertaining space at The Laurels follows an unbroken flow, allowing the family to be together, even when engaged in individual pursuits; essential for contemporary living. Nestled off the kitchen, sneak a peek at the handy utility room, furnished with the same soft close cabinetry and plumbed for a washer/dryer.



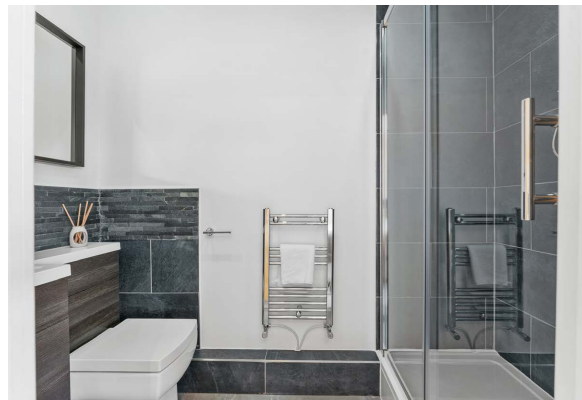
Versatile spaces

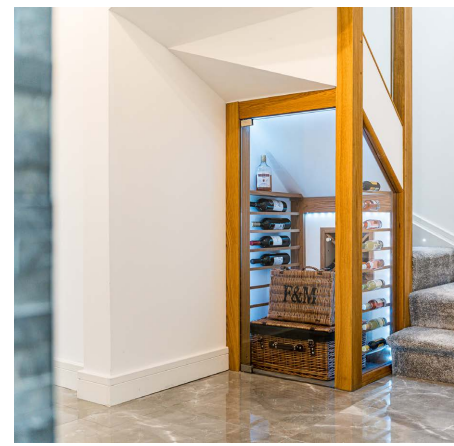
From the kitchen, open the glazed double doors and turn right to spy the study ahead (or as an additional bedroom). Close the door and enjoy the peace and tranquillity of this space. Plush grey carpet flows underfoot, with views out to the side of the home, where bushes attract an array of birdlife. Fitted beneath the window, an oak worktop provides the perfect workspace.

Turning left out of the study, at the end of the inner hall, arrive at the first of two guest suites. Carpeted in plush grey underfoot, feature oak trimmings stand above the bedside tables to either side of the double bed, where a window opposite captures pleasing views out over the handsome courtyard to the front and fields beyond. An en suite, tiled underfoot and to the skirtings, contains a shower, wash basin and WC.

"The spacious bedrooms downstairs give guests a totally separate space with their own en suites. It's self-contained privacy."

Next door, mirrored, fitted wardrobes provide plenty of storage in the second guest suite, another comfortable double bedroom with a verdant outlook over the front. Served by its own shower room en suite, this bedroom could be used as a gym, highlighting the great versatility and flow of this home.





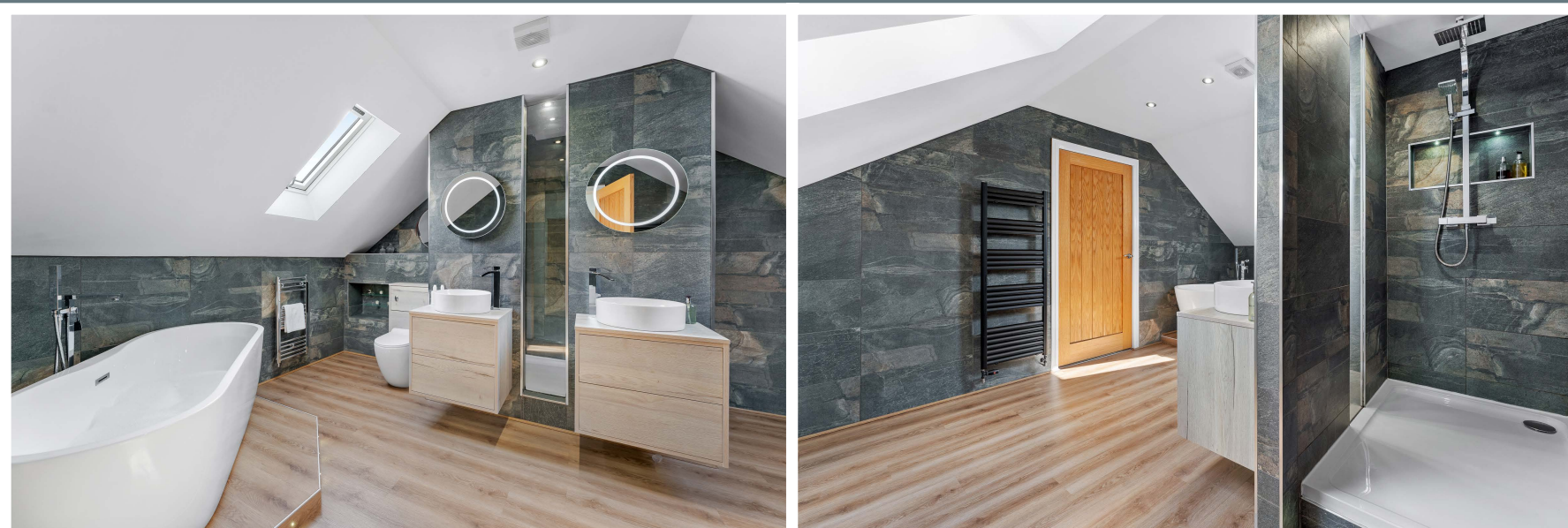
The main feature

Returning to the entrance hall, take the time to admire the unique styling of the staircase, cleverly fitted with an illuminated wine store encased in glass and oak beneath. Ascend the stairs and glance down from the gallery landing to enjoy the view of the entrance hall and its living flame fire below. Above, a large Velux sits within the angle of the roof line, delivering ample light throughout both the landing and hall below.

Turn right, follow the landing along to arrive at the main bedroom. Light fills the vaulted ceiling courtesy of Velux windows and a window to the front. Fitted with plantation shutters, admire the views out over the countryside taking in vistas of the Oakmere Trail nature reserve. Wood panelling creates a feature headboard for the super-king-size bed, with stylish wall-mounted bedside lights. Across from the bed, stylish, black fitted storage is seamlessly sunk into the wall.

At the entrance to this room, a walk-in-wardrobe to the left stands opposite an en suite bathroom. Warmed by underfloor heating, this room contains all the essentials (shower cubicle, heated towel rail, WC and wash basin all stylishly encased in vanity unit storage) alongside one big time-saving, space-saving perk; a laundry chute connected to the utility room below.

Spa - like luxury



Returning to the landing, the next bedroom on the right enjoys its own individual feel. A wall of part-mirrored fitted wardrobes offers ample storage, as light cascades down from two Velux windows above. Currently used as a dressing room, there is ample space for a double bed. Seek sanctuary in the spa-style bathroom across the way. Luxury, water resistant vinyl flooring extends underfoot, with the large, freestanding bathtub with floor-mounted waterfall drop tap subtly elevated on a plinth with ambient mood lighting. Watch your favourite programmes on the mirror with tablet built-in, while you soak.

Alcove storage inset within the tiles offers every item its own space, whilst the stylish floating vanity units accommodate twin wash basins, with a series of circular LED mirrors adding to the relaxed feel. And for those who enjoy a shower, step beneath the restorative jets of the walk-in shower.



Finally, arrive at the fifth of the bedrooms. A rival for the main bedroom, plantation shutters dress French doors, opening out to a Juliet balcony, where lush views of the garden extend as far as the eye can see. Plush carpet extends underfoot with ample space for a king size bed. Floating bedside tables and a cushioned storage compartment add an extra element of storage, seating and allure.



Private paradise

Outside, the wow factor of The Laurels continues. Where additional side bifolds open up from the garden room, emerge onto the decking, the outdoor dining space where a barbecue area sizzles in the summer sun. An entertaining haven. Beyond the decking, step out into the gravel seating area, with firepit, a substantial area to rest, relax and chat with friends. Perfectly private, high six-foot fences rise up to each side, with established shrubs and trees providing a canopy of green to every angle.



A tiki hut, furnished with patio furniture, provides peaceful views out over the garden, which extends back further than is instantly apparent; where the grass ends, it is replaced by woodland within which is a pallet treehouse and rope swing - the ultimate adventure playground for children. In the heat of summer, the tiki hut provides shelter and shade.

One further surprise in store at this accomplished and versatile home; an outside office - affectionately dubbed 'The Coal Shed'; fully fitted out with oak worktops and heating, it makes the perfect space for a second office, garden bar room, studio, workshop or gym. Another feather of flexibility in The Laurels' cap.



On your doorstep

Backing onto woodland, The Laurels seems to sit almost on the outer edge of Delamere Forest itself. The perfect location for those with a passion for the outdoors, this rural setting is ideal for walks and outdoor activities. Why not begin the day with a circuit of Blakemere Moss?

Only five or so minutes' walk from the local Delamere train station, The Laurels with its excellent road and rail links is perfect for commuters, well placed for both Manchester, Chester and beyond. Also in this direction, discover the delectable delights of Delamere Farm Shop, and Delamere Forest Café, tasty cuisine in stunning woodland surrounds. Walk up Old Pale, a local landmark offering pretty views over the countryside. Explore the myriad of walks on your doorstep without need for a car. Delamere Golf Course is also on your doorstep.

Walk half a mile in the opposite direction to arrive at Vale Royal Abbey Arms, a warm and welcoming 200 year old listed building serving food and drink in stunning countryside scenery. Blakemere Craft Centre is also close by, whilst Oulton and Tatton Park are also in easy reach. Only 20 minutes from Chester, North Wales is equidistant, with its beautiful beaches ideal for family days out.

In the catchment area for Delamere Church of England Primary Academy, Cuddington and Sandiway Primary Schools are only a five-minute drive away by car. With a selection of esteemed secondary schools close by, including St Nicholas Catholic High School in Hartford, The Grange independent school and Sir John Deane's Sixth Form College, The Laurels is the dream location for families with children of all ages.

Spacious, versatile, flexible and an entertaining haven indoors and out, The Laurels is the ultimate rural refuge for those looking for a slice of country life whilst retaining connections to the city. Ideal for extended families, multigenerational living and more.



Groceries?

Nearby Tarvin or Kelsall



A walk?

Delamere Forest



A bite to eat?

The Fishpool Inn, Delamere



A pub?

The Morris Dancer, Kelsall



A day out with the family?

Delamere Forest which is within walking distance, Chester or Manchester

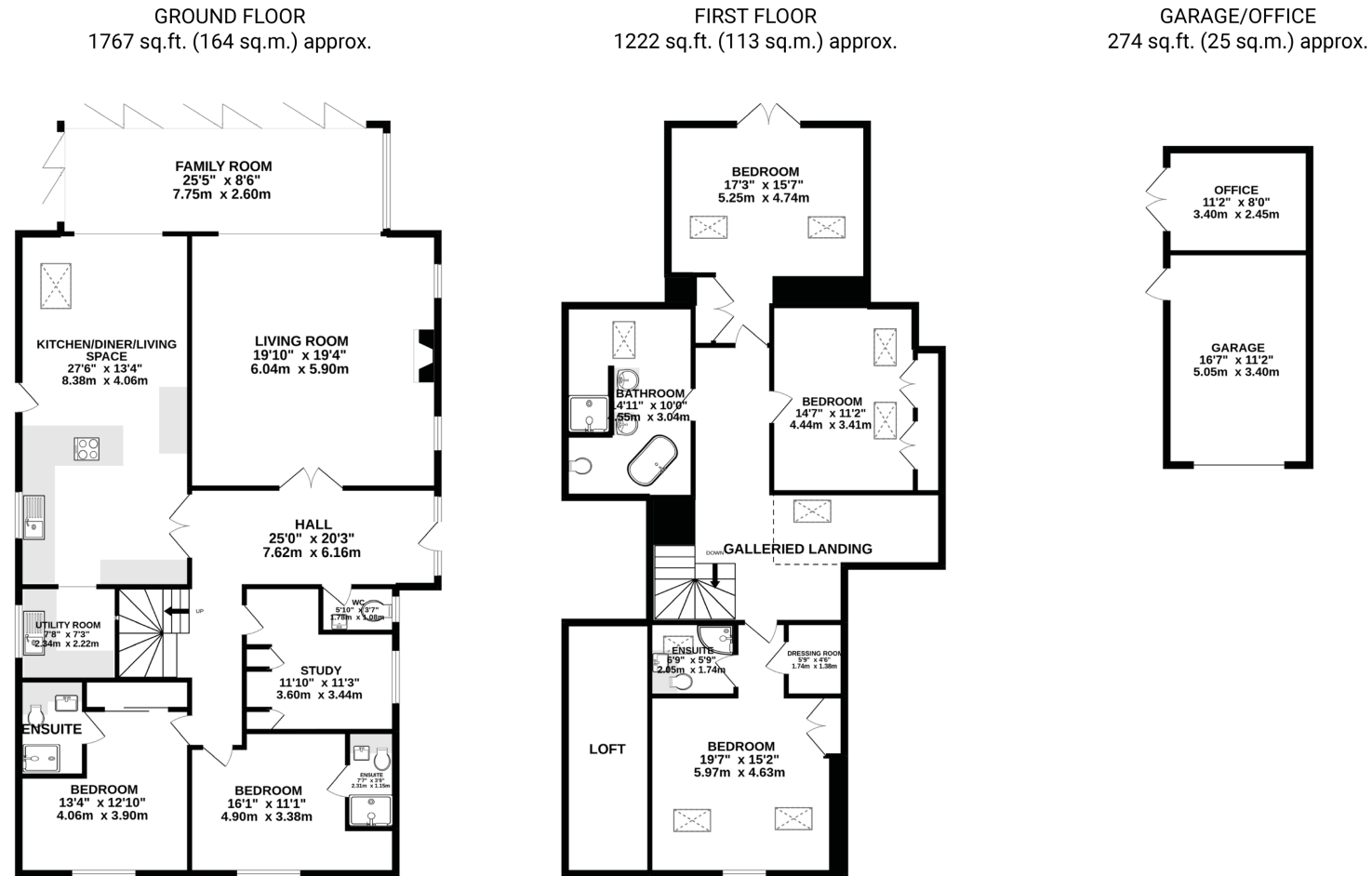


Schools?

Delamere CofE Primary Academy or Tarporley High School

Ask the owners

Where do you go when you need...



TOTAL FLOOR AREA: 3262 sq.ft. (303 sq.m.) approx.
EXCLUDING GARAGE / OFFICE : 2988 sq.ft. (277 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

- Bespoke, contemporary and detached family home
- Over half an acre plot on the edge of Delamere Forest with lovely views
- Over 3,200 square feet of internal living space
- Versatile living spaces and a modern living-dining-kitchen
- Detached garage with separate home office / bar to the rear
- 5 double bedrooms, 4 bathrooms
- Expansive garden with decking, barbecue area, tiki hut and outside office
- Close to nearby amenities and transport / commuter links

SEE IAN'S
VIDEO
TOUR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	68 D
39-54	E		
21-38	F		
1-20	G		

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