



ARLANZA

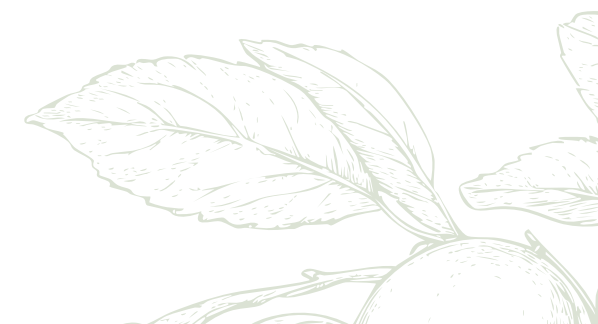
172 Northwich Road





Home with heritage

A 1930s original, Arlanza proudly stands in gentle resistance to the tide of greyscale renovations, retaining its heart, history and heritage...just a short walk from Hartford's prestigious schools. Bay-fronted and with a dignified beauty, Arlanza sits back from Northwich Road. Named after the RMS Arlanza, with teak from the ocean liner forming its original front door, within which an inscription can be seen, this home has evolved since its birth in 1938, serving as a vicarage for the nearby methodist church before transitioning back into a family home.



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With plenty of parking available on the slate chipping driveway, make your way indoors, where a spacious, quarry tiled porch offers plenty of space for boots, waterproofs and bicycles, before emerging into the entrance hallway. Underfoot, original parquet flooring has been uncovered, sanded and sealed by the current owners, flowing through into the lounge on the right, which retains a darker stain, rich and toffee like beneath light streaming in through the broad bow window to the front. A spacious yet soothing room, perfect for quiet nights in or relaxed family time, a log burner crackles merrily on winter evenings casting subtle glow on the soft sage-toned walls, so in keeping with both the period of the home and the verdant surrounds.



Welcoming spaces

Beyond the lounge, a bright and versatile room, flooded in light from windows to three sides offers plenty of flexibility. Once the vicar's private study with its own entrance, and currently used as a bedroom, this room feels serene and self-contained and could work brilliantly as a snug, home office, playroom or even as part of a multigenerational layout, especially if combined with the lounge and a potential, future downstairs bathroom. There's also scope, subject to planning, to extend above, helping balance the proportions between upstairs and down.





Wine & dine

From the entrance hall, step into the kitchen, a warm, practical space with original tiled flooring underfoot. With light streaming in from windows overlooking the garden, and storage in abundance, there is real potential here to open up into the living room beyond, creating a modern open-plan family-dining experience. Off the kitchen, a handy walk-through pantry doubles as a utility room, with plumbing for a dishwasher, washing machine and tumble dryer. There is also a handy cloakroom with wash basin and WC tucked off the kitchen.



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Light-filled living

A home in harmony with its countryside setting, beyond the kitchen emerge into a spacious garden room extension, warmed by underfloor heating. Large enough for a full-size ping pong table, this light-filled and versatile space lends itself to games, hobbies, dining, relaxation or family gatherings. With wide views of the garden and direct access outdoors, it's an airy, uplifting room, wonderfully in tune with the outdoors.

Relax & unwind

Accessed from both the entrance hall and the orangery, the living room is a welcoming family space, dressed in shades of crimson for a feel that is both formal and festive. Warmth emanates from the open fire, with leafy views to the side and herringbone parquet flooring underfoot.



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Soak & Sleep

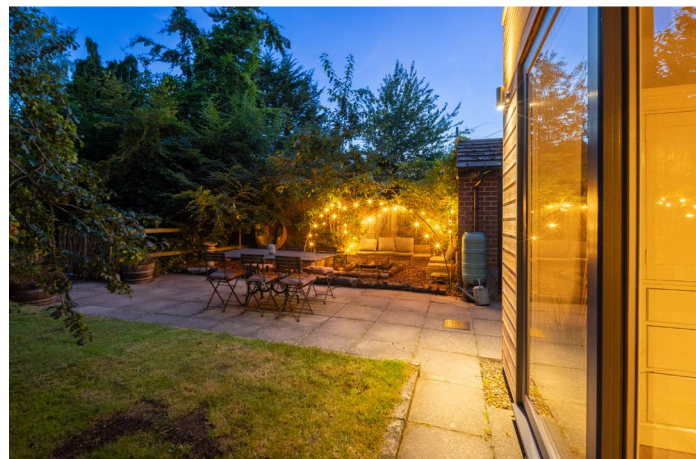
Upstairs from the entrance hall, the large landing with its original plank flooring leads right into a bountiful bow-fronted bedroom. Dressed in shades of ocean blue, somehow resonating Arlanza's name-story, this spacious bedroom, is a peaceful, relaxing room. Turning right from this bedroom, continue along the landing to arrive at the family bathroom, where a P-shaped bath accompanies a wash basin and WC. Next door, a separate WC can be found.



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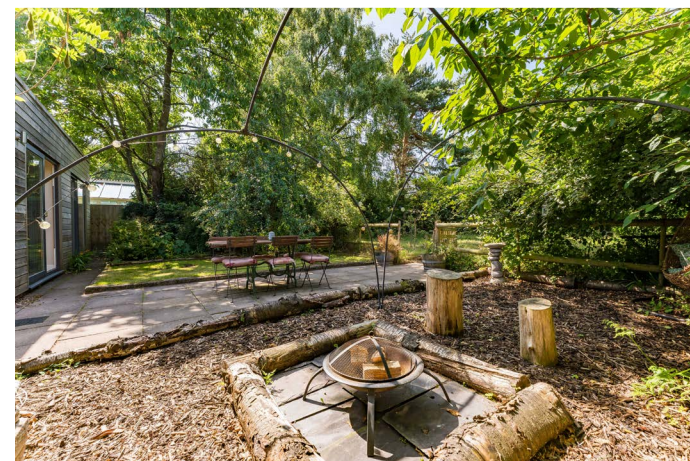
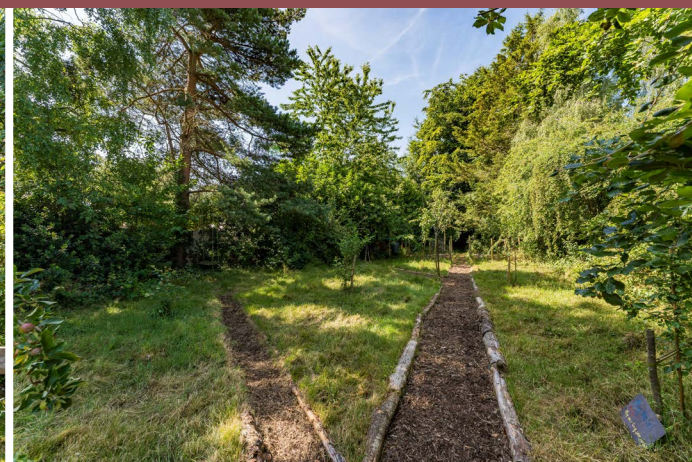


Dressed in peaceful, neutral shades, the third bedroom lies to the rear, with leafy views out over the garden and soft carpet underfoot, ideal for use as a nursery. Seek sanctuary in the main bedroom, where light streams in through windows to two sides, and views reach out over the leafy boundary in the distance.

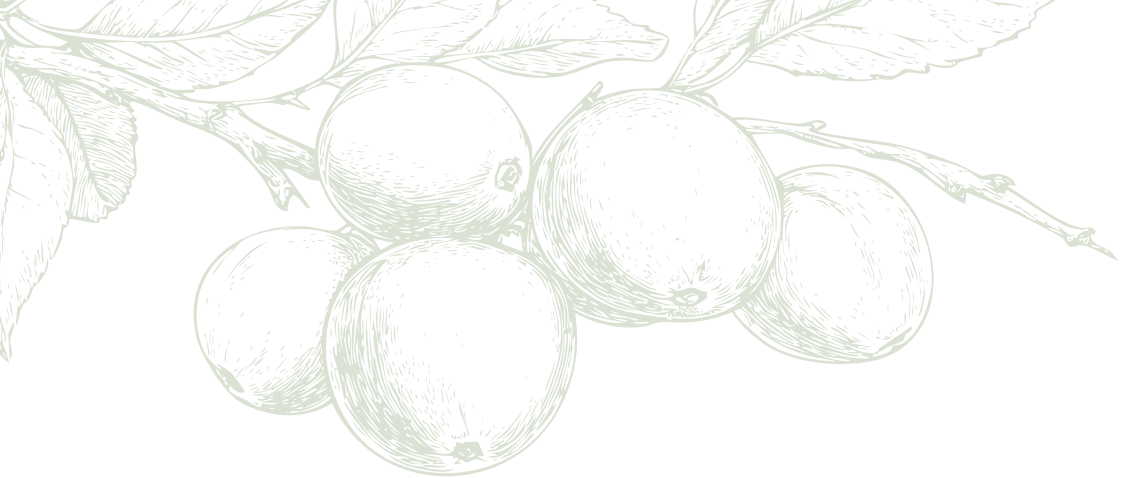


Rewilded at heart

Outside, the garden flows out into the distance, providing the perfect outdoor oasis in which to ground and regroup. Gated to the sides, and safe and secure for children and pets, there is something for everyone in the garden of Arlanza. At the rear, a paved patio beside the house is ideal for al fresco dining, while illuminated by festoon lights, to the side, a log-edged firepit creates a relaxed, sociable space for evenings outdoors. Neat lawn gives way to wilder ground beyond the fencing, where an orchard, vegetable patch, and rustic chicken run bring a sense of rhythm and purpose. Fruit trees provide dappled shade along the way, while hedgehogs and birds are regular visitors. A detached garage offers space for bikes, tools or weekend projects, with a dedicated workshop area too.



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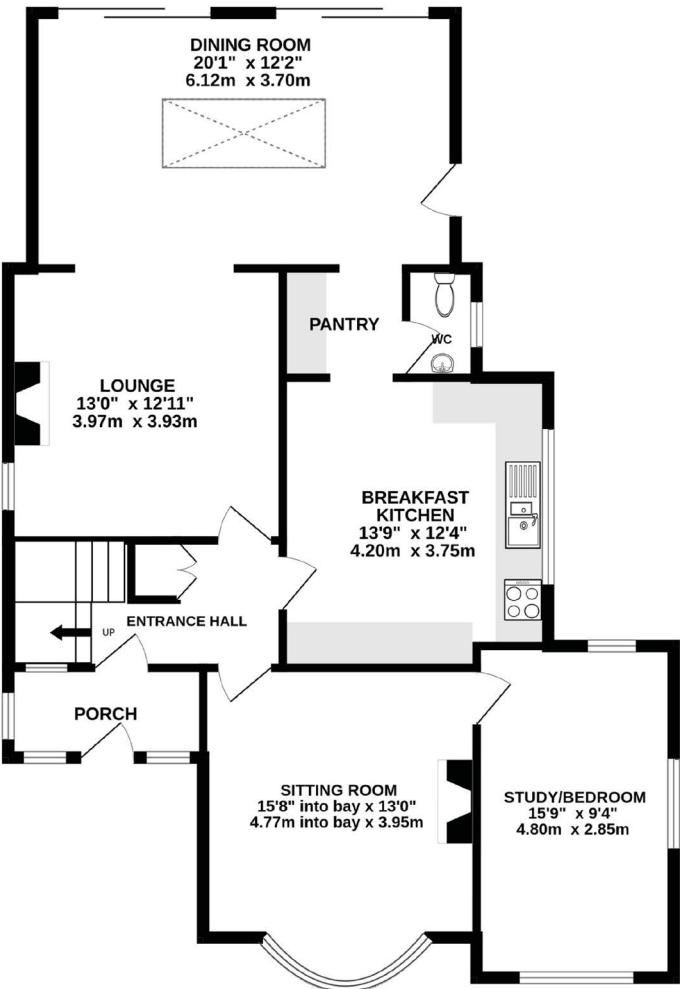


Out & about

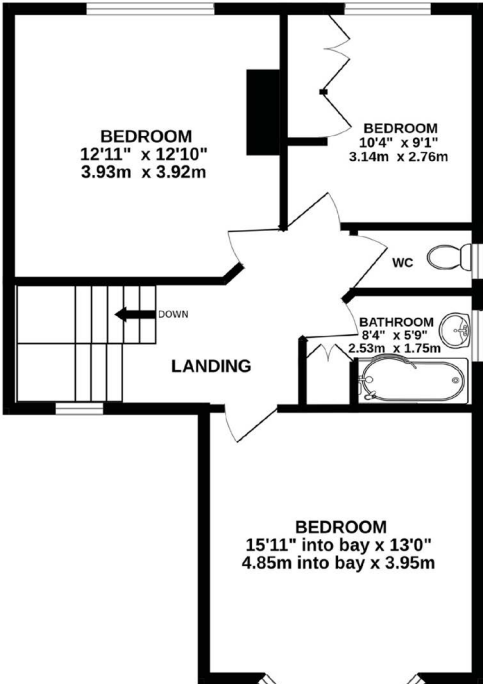
Just a short stroll down the road, Thorn Wood is a well-kept local secret; Woodland Trust land, with winding paths, a peaceful lake and no official parking, making it a quiet, local community favourite for dog walks. Further afield, enjoy bike rides through Delamere Forest, riverside strolls along the Weaver, or weekend adventures to Marbury Park and the historic Anderton Boat Lift. For daily essentials, Weaverham's shopping hub is within walking distance, home to convenience stores and an excellent hardware store. There is also a newsagent, off licence and deli around five minutes' walk from the door. Dine out at Lara's for authentic Turkish grill dishes, enjoy a thirst quencher at The Hanging Gate, or head to The Hart of Hartford for food and drinks with friends, all within easy reach. Commuters can travel by train at Hartford and Acton Bridge, offering links to Liverpool, Chester and Manchester. Families, meanwhile, are well placed for schools, with The Grange just a short walk away. Distinctive in its originality, warmth and enduring character, yet with scope to adapt and extend if desired, Arlanza, with its deep, wildlife-rich garden and peaceful, well-connected location is a truly individual home, rich in history and heart.



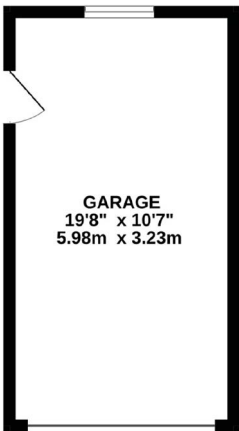
GROUND FLOOR
1059 sq.ft. (98 sq.m.) approx.



FIRST FLOOR
591 sq.ft. (54 sq.m.) approx.



GARAGE
208 sq.ft. (19 sq.m.) approx.



TOTAL FLOOR AREA: 1858 sq.ft. (172 sq.m.) approx.
EXCLUDING GARAGE: 1650 sq.ft. (153 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.



Specifications:

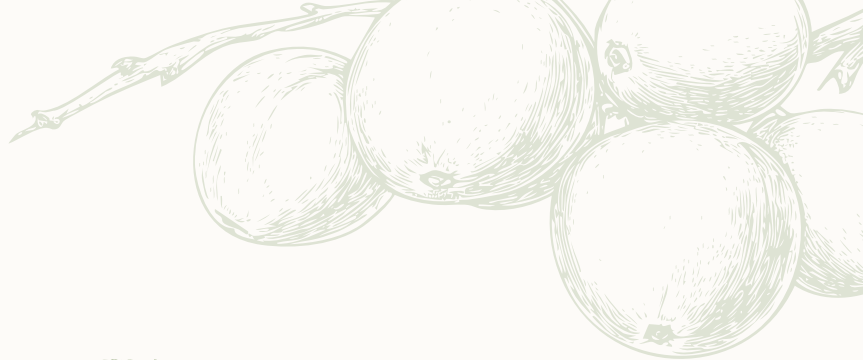
- An extended, detached period home full of character
- Situated on a large mature plot
- Convenient walking distance to local schools and the amenities of Weaverham and Hartford
- 3 reception rooms including a modern extension opening into the garden
- Ground floor 4th bedroom / study
- Large private rear garden
- Ample driveway to the front and access down the side to a detached garage
- No onward chain

Video Tour

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

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Arlanza
172 Northwich Road
Weaverham
CW8 3AY



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

