



Swallow Lodge

DELAWARE





Welcome Home

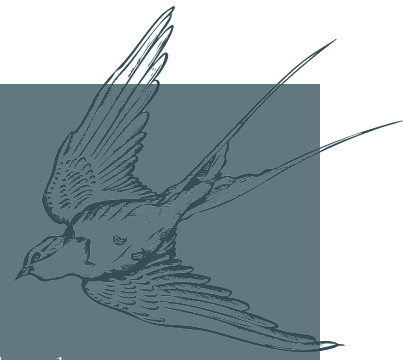
Drenched in light thanks to its striking two-storey glass extension and bespoke oak staircase, subject to the muted honking of geese flybys on their annual migration, a hidden master suite, sociable open living space and secret 'garden within the garden', Swallow Lodge is a home shaped around views, nature and joy.

On the outer fringes of Delamere Forest, offering immediate access for the summer Forest Live concerts, which, in the past have featured such acts as Snow Patrol, Texas and Gary Barlow, Swallow Lodge more than lives up to its claim of offering the best of both worlds.

SWALLOW LODGE, DELAMERE



Serene Setting



Less than half a mile from the local pub and shop, yet with blissfully bucolic views out over the fields, step away from the hustle and bustle and into your own rural retreat. With off-road parking and a garage offering ample storage, the front garden sets a soothing first impression; planted with a fiery acer turning vivid red in autumn, rhododendrons and hebes for year-round structure, alongside other shrubs including ferns, a young white camellia and a holly tree, home to blue tits and robins who return to nest each spring. Beneath the lounge window, fragrant roses mingle with hardy hibiscus, agapanthus and pretty trailing geraniums, all combining to create a welcoming, colourful prelude to the nature-rich calm found throughout the home.

A home refurbished, extended and reimagined by the current owners, Swallow Lodge has been taken right back to its bones, with improvements made to its insulation, plumbing and electrics, alongside the addition of a beautifully solid oak staircase and double-height glass extension that floods the rear of the home with light.

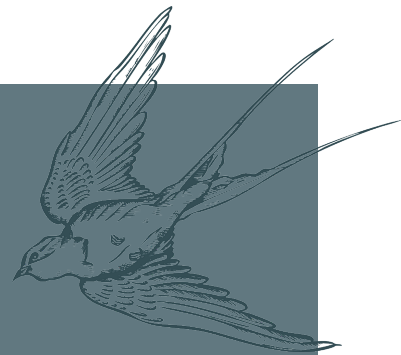


Light and Space

From the entrance porch, step straight through into the sociable heart of the home; a spectacular, double-height living-dining space formed by a two-storey glass extension with bespoke oak staircase rising beneath a dramatic apex window and pitched glass roof. Light pours in all day long. Dine indoors in winter, or outdoors in summer, with a set of doors opening directly onto the garden for an easy flow. In winter, three modern radiators infuse this space with warmth, with room for the grandest of Christmas trees to make the celebrations truly magical with space for 14 around the table.







In summer, dine in casual comfort at the booth in the dining-kitchen, to watch the fledglings feeding from the picture window. Designed for those who love to cook and gather, the German-made kitchen pairs clean, modern styling with all important practicality. Extra-tall wall units reach all the way to the ceiling for maximum storage (and no dusty cupboard tops), while solid quartz worktops continue seamlessly up the wall as a splashback - grout-free and easy to keep spotless.

Two full-size ovens and an induction hob make cooking a Sunday roast effortless, not to mention baking crumble for pudding, while the kitchen also features an integrated fridge, freezer and dishwasher.



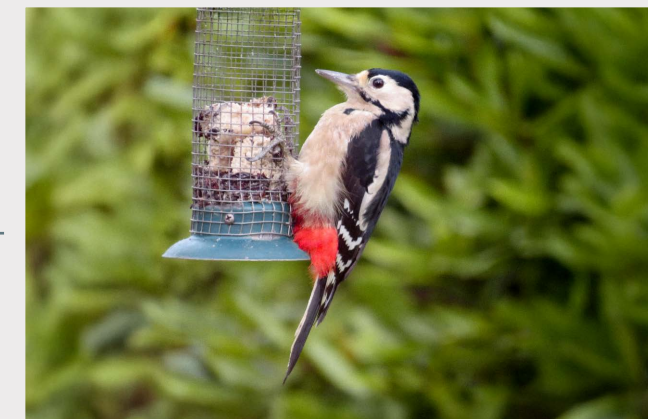


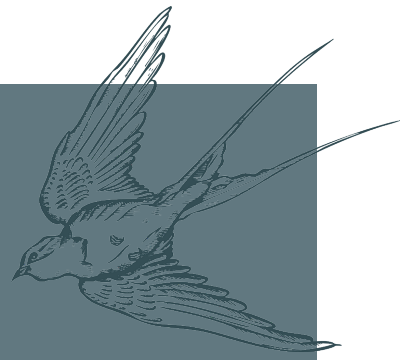


Basking in Nature

Sunrise views dazzle from the dining kitchen to the front of the home in the lounge, where a large acoustic-glazed picture window captures countryside views, seemingly drawing the garden's wildlife right into the room. Robins, finches and even woodpeckers regularly return to raise their young in the holly tree, while, in the cooler months, the log burner fills the lounge with toasty warmth, throwing out an enveloping heat for peaceful mornings watching the world wake up outside.

“The sunrise is incredible; I must have taken 20,000 photos!”





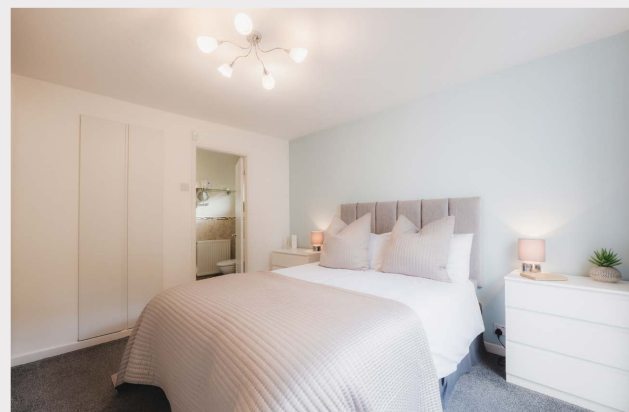
Coming out of the lounge, to the left, the family bathroom offers space to soak and unwind in peace, furnished with bath, wash basin and WC.

Meanwhile, across the dining-family room, and to the right of the porch, the guest bedroom overlooks the peaceful and private rear garden with ample room for a large double bed and wardrobes.



Relax and Unwind

A quiet, calming retreat, the master bedroom is cleverly concealed behind a full-height bookcase; a playful secret door created by two avid readers and giving a sense of separation between the dining-family room and main bedroom. Inside, built-in wardrobes provide ample storage, while a sleek en suite shower room amplifies the privacy of this self-contained hideaway. Before bed, step outside through French doors opening to a private deck, bathed in the evening sunshine: the perfect spot to unwind with a glass of wine and birdsong for company.





Ascending the oak staircase from the dining-living space, the entire top floor unfolds as a wonderfully flexible suite of rooms; ideal for guests, older teens seeking independence, or multi-generational living.

The first of the three rooms currently serves as a cosy sitting/playroom, with a dedicated home office next door, and tucked away at the end, a peaceful and private guest bedroom with space for a double bed. Ideal for multi-generational living, the layout offers potential for an additional bathroom (plumbing sits directly beneath the bedroom). Whether for work, creativity or welcoming family to stay, this is a versatile space with a fluidity to evolve as needed.





English Country Garden

Outside at Swallow Lodge, the front garden is first to feel the morning rays, as the sun rises, catching the fiery red of the acer in autumn and the year-round structure offered by rhododendrons and hebes. Beneath the lounge window, deeply scented roses mingle with hardy hibiscus, agapanthus and soft trails of pink geraniums, creating a country cottage blaze of colour in summer. As the sun moves west, it casts the rear garden into full light.

From the paved terrace outside the kitchen and family room, steps lead up past a mature camellia that bursts into full pink bloom from December through to spring, filling the winter months with life, after which the spring bulbs carpet the garden with tulips, daffodils, irises and gladioli.

Surrounding the lawn, another acer, a cherry tree and flowering borders showcase the seasons, while the chorus of birdsong is the only noise in this peaceful, private oasis. Beyond a magnificent sweep of wisteria, heady with scent in May and August, a little gate opens into a hidden garden, a delightful surprise with raised beds of soft fruits, a greenhouse, and shed.



SWALLOW LODGE, DELAMERE

Out and about

Just under half a mile from the door lies a friendly locals' pub and a small village shop, while, in the other direction, discover the seasonal delight of the local farm-shop's autumnal pumpkin picking patch (also serving up local produce year-round).

Blending rurality with convenience, commuters can access the nearby train station links to both Chester and Manchester, while, reassuringly, the road is a gritted priority route in winter, making access from the motorway stress-free even on frosty mornings.

For walkers and nature-lovers, Swallow Lodge lies on the fringes of the expansive Delamere Forest and a short climb up Eddisbury Hill leads you into the woodland from the back road. On summer evenings you can even carry a camping chair down to a Forest Live concert under the stars. For families, nearby schooling is covered by the popular Ofsted 'Outstanding' Delamere Church of England Primary Academy, easily accessible either via the main road or a quiet back road cut-through.

Peaceful, rural, tranquil and with idyllic views, from those who love to entertain, to families who crave their own space beneath the Cheshire stars, Swallow Lodge is a home that adapts beautifully for all.

SWALLOW LODGE, DELAMERE

Ask the Owners

Where do you go when you need...



Groceries?

Co-op Food, Kelsall



A walk?

Delamere Forest



A bite to eat?

The Fishpool Inn, Delamere
or Fortune Palace Chinese
Restaurant, Delamere



A day out with the family?

North Wales coast, Derbyshire, local
walks including the Sandstone Trail



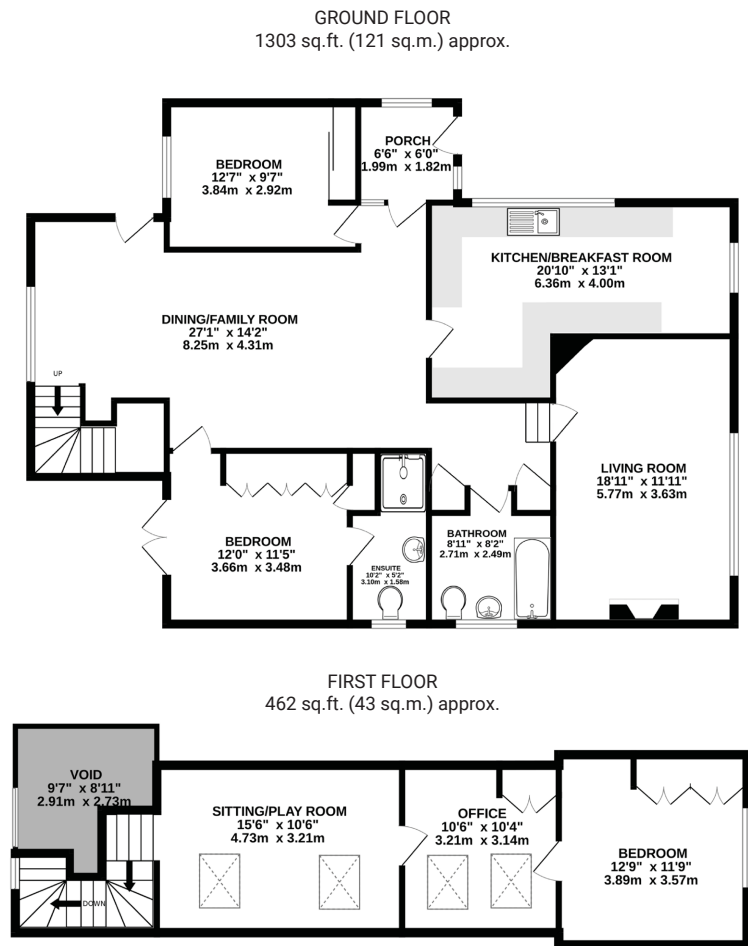
A local pub?

Vale Royal Abbey Arms, Oakmere
or Carriers Inn, Hatchmere



School?

Delamere Academy
and Tarporley High School



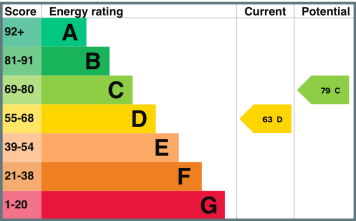
TOTAL FLOOR AREA: 1766 sq.ft. (164 sq.m.) approx.

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

- Peaceful semi-rural location on the edge of Delamere Forest
- Perfect balance of countryside tranquility and modern convenience
- 1766 square feet of internal living space
- Striking two-storey glass extension flooding the home with natural light and countryside views
- Bespoke solid oak staircase and vaulted living-dining space with dramatic apex glazing
- 3 bedrooms and 2 bathrooms, including a secluded master suite hidden behind a full-height bookcase with private deck and en suite
- Versatile upper floor offering guest suite, office, and additional living space for multi-generational living
- Beautifully landscaped gardens with mature planting, wisteria arch, and hidden ‘secret garden’
- Convenient transport links with nearby train stations connecting to Chester and Manchester

See Matt's
Video
Tour



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