



**GASCOIGNE  
HALMAN**

LONG MOSS, FOREST LANE, NORLEY

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THE AREAS LEADING ESTATE AGENT



## LONG MOSS, FOREST LANE, NORLEY

**£995,000**

**Set in grounds extending to 7.64 acres, incorporating gardens, paddock and private lake an exceptional barn conversion of immense character and quality, offering large living space of 3557 square feet.**

Between myself and Andrew Hayes, who runs our Frodsham office, we have a combined sixty years of experience in working in the beautiful semi rural areas between the Georgian High Street of Tarporley and the market town of Frodsham. Apart from this statement making us both sound old (!), it does demonstrate that we have come across pretty much every time of property one could imagine. However, even with this experience, we both agree that this stunning individual home, Long Moss, is a totally unique property, without comparison, both locally and more widely in the region.

This barn, which forms part of a select enclave of just four homes, is approached via an impressive sweeping driveway and enjoys proximity to the surrounding countryside and has the splendour of Delamere Forest within walking distance. It has been a much treasured family home, in the same ownership for many years standing.





## LONG MOSS

Unique Barn Conversion

7.64 Acres of Land and Private Lake

Exceptional Quality and Character  
Throughout

Secluded Rural Setting

Dates From 1829

Accommodation Extends to Over 3357  
Sq ft

Five Reception Rooms

Four Large Bedrooms and Three  
Bathrooms

Formal Gardens, Paddock and  
Woodland

Garage and Extensive Parking

## LONG MOSS | FOREST LANE, NORLEY

### COMMENT FROM ROBERT REED

Internally, this converted barn, which dates original from 1829, is a true one off. The first thing to note is the use of high grade building and natural materials that are in evidence throughout. Flag stone floors, exposed wooden beams, bespoke timber doors and windows, beautiful fireplaces, a pitch pine stair case, vaulted ceilings and beautifully crafted skirting boards and architraves are all showcased quite wonderfully. All joinery work has been carried out by Hurst Joinery, widely recognised as the leading specialist of their type in Cheshire.

The footprint is impressive, with the space including the integral garage extending to 3357 square feet. With five reception rooms (one with woodburner), a large breakfast kitchen with Rayburn, four bedrooms, two en suites and a family bathroom on offer, there is tremendous scope to adapt the accommodation to suit your own individual requirements.

Externally this is a barn that offers a unique, sought after and very rare lifestyle opportunity, with the entire plot extending to 7.64 acres. The plot is split into many different areas including, but not limited to formal gardens, extensive driveway parking, paddocks, woodland and private lake. The garage is integral to the barn and there is also a separate stable block. What is hard to appreciate until a physical viewing takes place is the tranquillity, privacy, maturity and rural aspects that this wonderful setting enjoys.

This barn is called Long Moss and in our view it will be a long time until such an opportunity presents itself again!

For a personal description of the property or to arrange a viewing, please contact myself or a member of the team at the Tarporley or Frodsham office.

### LOCATION

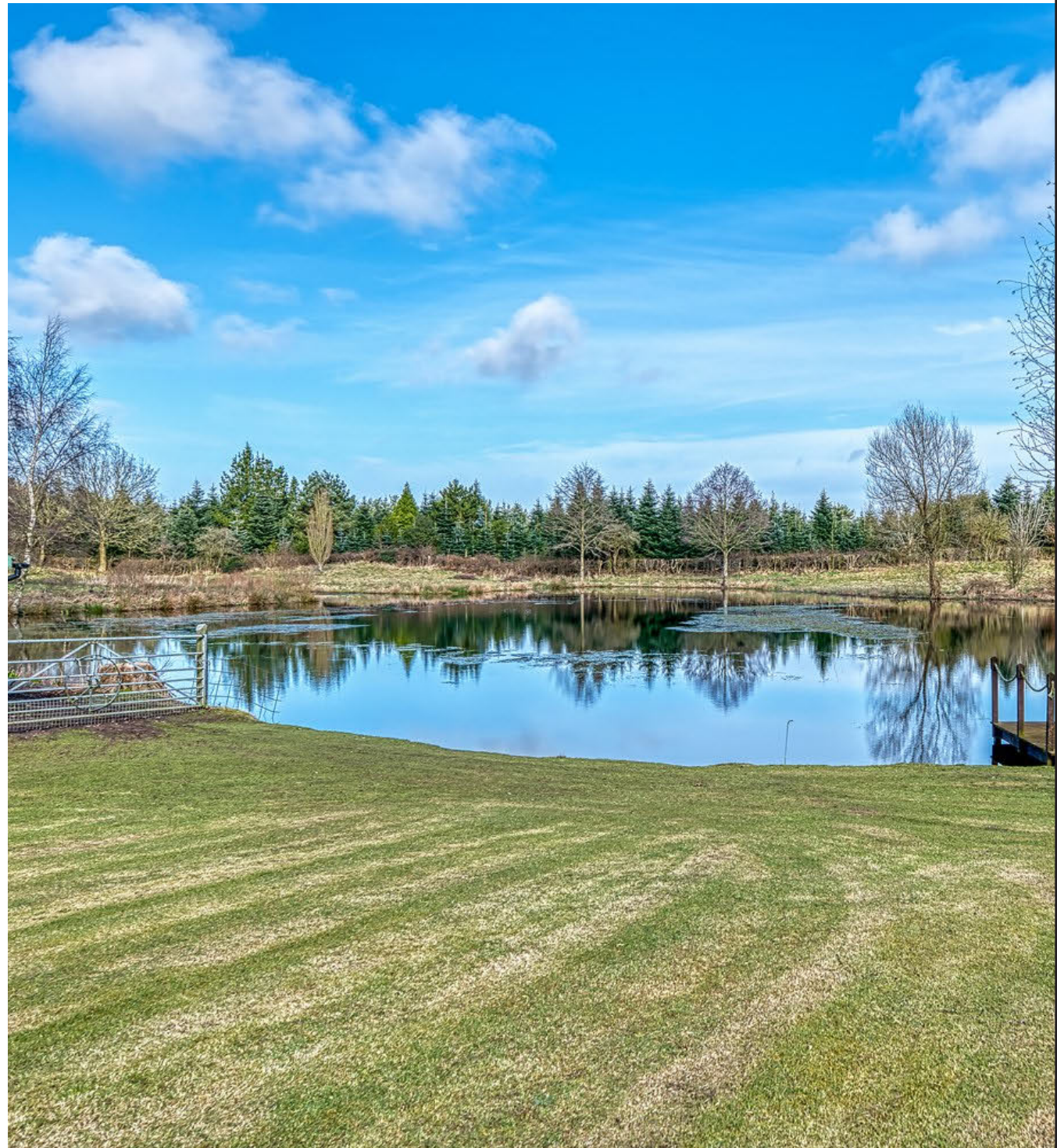
Norley is set amidst the Cheshire countryside on the fringe of Delamere Forest which offers a host of outdoor activities including good walks, mountain biking and nature trails

Delamere railway station is within walking distance access and runs on the Chester & Manchester line. In terms of key mileages to note, Chester is 14 miles, Liverpool 24 miles, Manchester 28 miles, Frodsham 8 miles and Tarporley 8 miles.

Norley itself offers everyday shopping provisions at the local grocery shop whilst the adjacent villages of Sandiway, Cuddington and Frodsham offer more comprehensive facilities. Frodsham is a traditional market town that hosts a regular street market offering an array of local produce, whilst Tarporley with its iconic Georgian High Street is only fifteen minutes drive away.

Manchester and Liverpool International Airports are reached within 45 minutes drive. There is an impressive and diverse range of superb schools in both the state and private sector within close proximity with the hugely popular Grange School in Hartford being 15 minutes drive away.

Those who enjoy sport can take advantage of golf clubs including Delamere, Sandiway, Whitegate Tarporley, Helsby. There is also a renowned motor racing circuit at Oulton Park. Horse racing at Chester, Haydock and Liverpool and







major football clubs at Manchester, Liverpool and Bolton. For those who enjoy cricket Old Trafford (the home of Lancashire County Cricket Club) is found within 45 minutes to an hours drive. Delamere Forest is a wonderful place for families to walk, cycle, horse ride and picnic and an absolute haven for birds and wildlife.

**TENURE / SERVICES / VIEWING**

TENURE We believe the property is freehold tenure.

SERVICES Mains water and electricity. Private drainage and oil central heating.

VIEWING Viewing by appointment with the Agents Tarporley or Frodsham office.

**WANT TO MOVE BUT NEED TO SELL?**

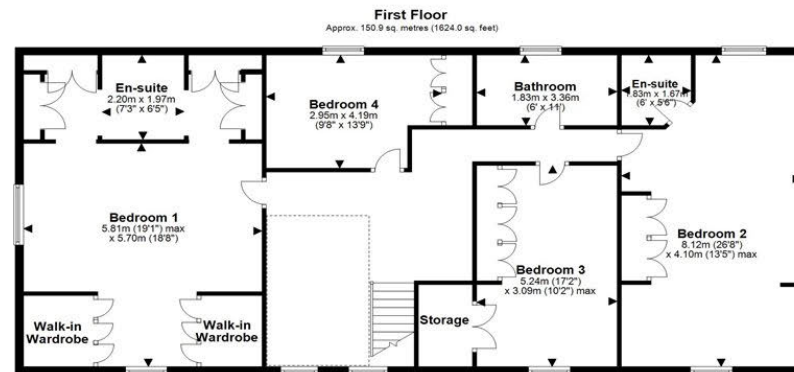
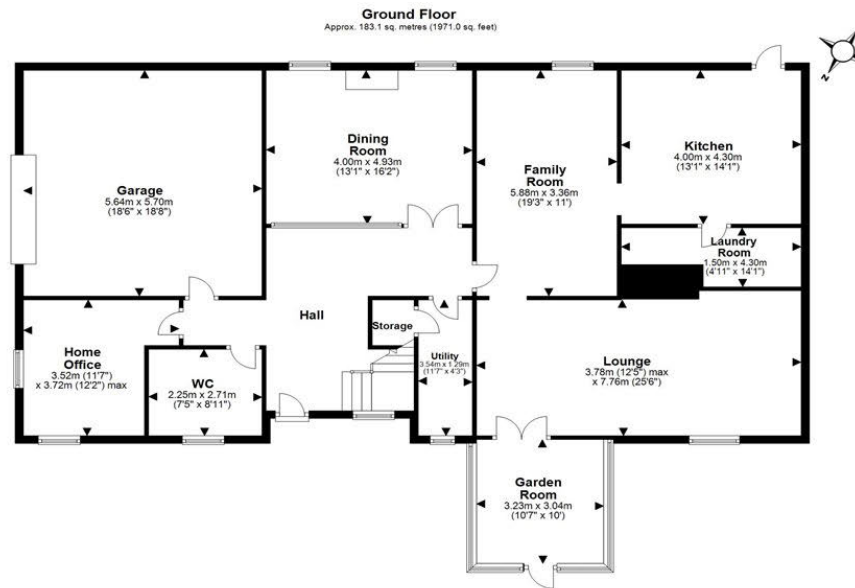
If you are interested in this property but need to sell your own home in Cheshire, South Manchester or the Peak District, Gascoigne Halman can provide a free, no obligation market appraisal and valuation of your own home. We are proud to be the leading estate agent in the area, with a network of twenty two offices - full contact details can be located on our website. Robert Reed is the manager of the Tarporley office.

The Tarporley team consists of Robert, Pamela, Oliver, Sally, Zoe, Clive, Danielle, Sam and Tresa - we pride ourselves on being not just professional and efficient but also warm and welcoming. If you are in the village and fancy a coffee, do come in and say hello. We are located at 62 High Street, Tarporley, six premises to the left of Tarporley Parish Church. Our building is a landmark in the village, having above the shop front a beautiful illuminated fully working heritage clock.

**NOTICE**

Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.





Total area: approx. 334.0 sq. metres (3595.0 sq. feet)

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## TARPORLEY OFFICE

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