



**GASCOIGNE
HALMAN**

DELAMERE ROAD, NORLEY, FRODSHAM

THE AREAS LEADING ESTATE AGENT



DELAMERE ROAD, NORLEY, FRODSHAM

£1,100,000

A large detached family home standing in large, private gardens extending to just under 2 acres. The property offers generously proportioned and adaptable accommodation with a separate annex/home office, a three car garage and extensive parking.

This is a one off family residence offering space and flexibility in abundance. The main house offers an accommodation layout aligned to the needs of modern families plus there is a separate detached annex that could accommodate a family member or make a perfect home office.

In addition, there is a detached three car garage with loft storage area above. A large garden plot extends to 1.83 acres and includes a gated driveway with extensive parking space.

The configuration of the house is over two levels. The elevated plot results in the main living rooms and master bedroom suite being on the first floor with the remaining bedrooms on a lower level.



A Substantial and Versatile Family Residence

Main House plus Detached Annex

Extensive Private Gardens to 1.83 Acres

Gated Driveway and Detached Three Car Garage

Rural Setting Adjacent to Delamere Forest

Five Bedrooms and Four Bathrooms

Large Adaptable Open Plan Living Room



DELAMERE ROAD | NORLEY, FRODSHAM

There is a spacious entrance hallway that leads to a large L shaped open plan lounge/dining room. There are views to the front and over Hatchmere Lake and to the side gardens. The kitchen/breakfast room has a range of custom built oak units and granite worktops and there is a separate utility room and cloakroom. The main bedroom has an adjoining dressing room and en-suite shower room and there is also an office, family bathroom and fourth bedroom at this level. The lower level offers three good sized double bedrooms and two en-suite bathrooms. The property has gas fired central heating and double glazed windows fitted throughout.

A self contained, detached annex is situated at the rear of the main house. It provides a spacious open plan living room, bedroom and bathroom. There is also a detached three car garage with twin up and over doors. Gardens extend to 1.83 acres and run to all sides. There are patio and terrace outdoor entertaining areas, a covered patio, sweeping lawns and a selection of mature trees.

LOCATION

The house is adjacent to Delamere Forest with access paths into the beautiful woodland on the doorstep. There is also a local pub /restaurant and a renowned Chinese restaurant within a few minutes walk. Norley is a delightful rural village. It is surrounded by Cheshire countryside and on the edge of Delamere Forest offering outdoor activities including walking, mountain biking, horse riding and nature trails. Hatchmere Lake is a protected nature reserve supporting a large array of fish and wildlife. Norley is well placed for access by road and rail to the regions commercial centres with Chester, Liverpool and Manchester all within daily commuting distance. Delamere railway station is within 1 mile away with services to Chester and Manchester.

Chester is approximately 14 miles away, Liverpool 24 miles, Manchester 28 miles and Frodsham 4 miles. Frodsham is a







traditional market town with a good selection of shops and facilities and an historic street is held each Thursday. Manchester and Liverpool International Airports are both found within 45 minutes drive. There are a range of schools in both the state and private sector within close proximity with the highly regarded Grange School in Hartford being just 15 minutes drive away.

Those who enjoy sport can take advantage of a number of local golf clubs. There is also a renowned motor racing circuit at Oulton Park. Horse racing at Chester, Haydock and Liverpool and major football clubs at Manchester and Liverpool. For those who enjoy cricket Old Trafford (the home of Lancashire County Cricket Club) is found within 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 wild life.

DIRECTIONS

From the centre of Frodsham, proceed up Church Street, B5152. Follow into Red Lane/Vicarage Lane and eventually into Kingsley Road. Follow Kingsley Road, past Lady Hayes Craft Centre and continue, heading towards Delamere Forest along the B5152. Turn right into Delamere Road and continue for approximately 1 mile. The house is on the left hand side.

TENURE

Freehold

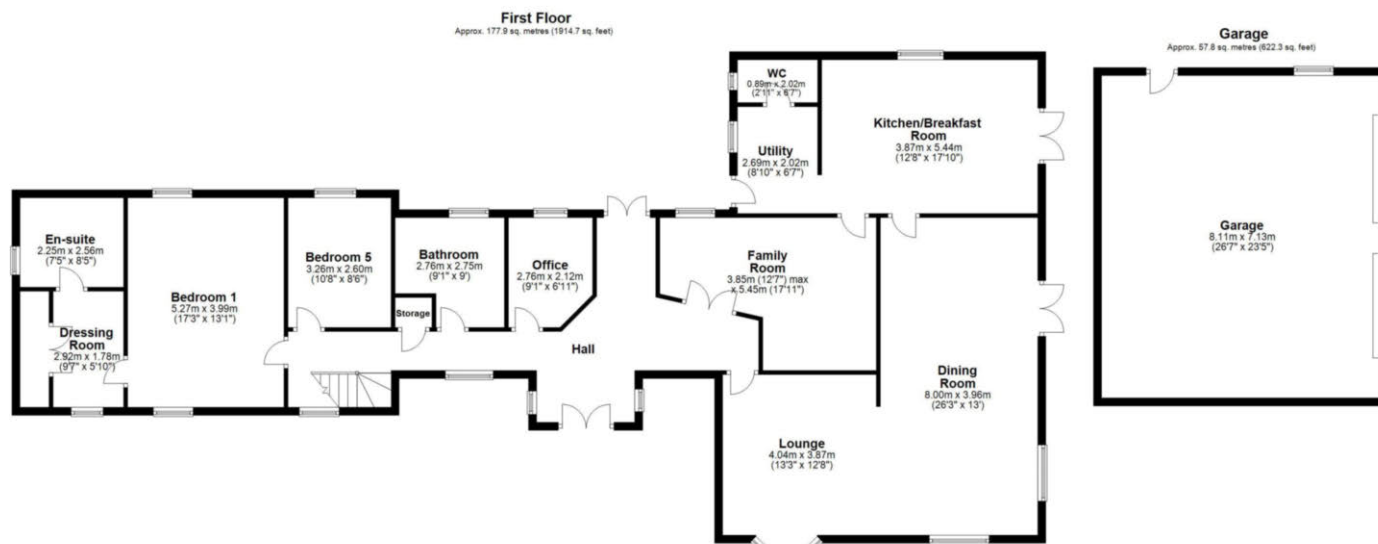
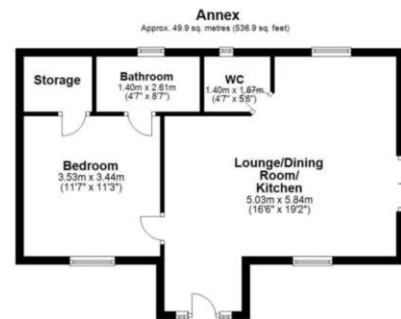
COUNCIL TAX

Main House: Band H. Annex: Band A.

EPC RATING

Current D.





Total area: approx. 334.2 sq. metres (3597.4 sq. feet)

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